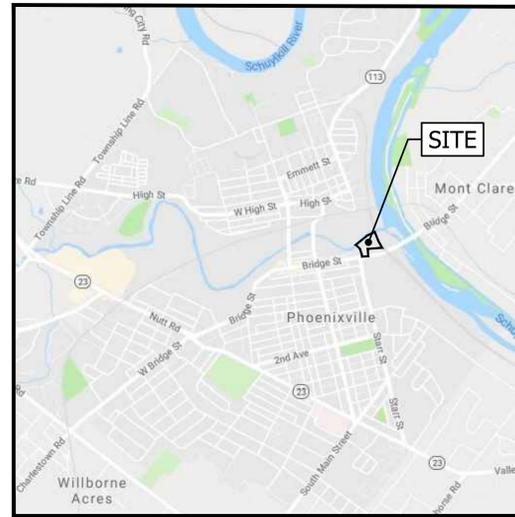
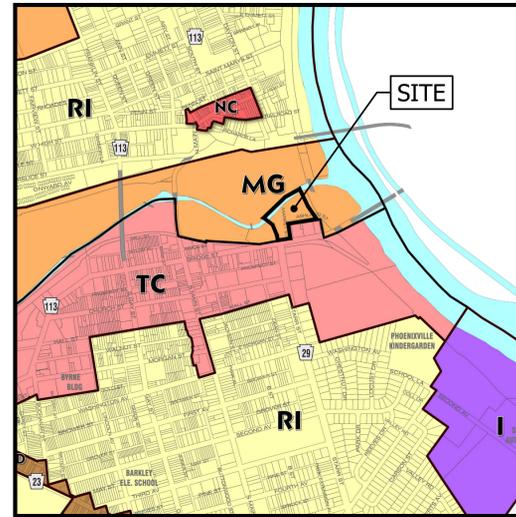


PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR PHOENIX CROSSING

BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA



LOCATION MAP
SCALE: 1"=2,000'



ZONING MAP
SCALE: 1"=1,000'

APPLICANT
ROCKWELL PHOENIXVILLE, LLC
126 E. STATE STREET
MEDIA, PA 19063

OWNER
ROCKWELL PHOENIXVILLE, LLC
126 E. STATE STREET
MEDIA, PA 19063

SITE & ADJACENT ZONING DISTRICTS	
DESIGNATION	ZONING CLASSIFICATION
CD	CORRIDOR DEVELOPMENT
I	INDUSTRIAL
MI	MIXED USE INFILL
MG	MIXED USE GROWTH
NC	NEIGHBORHOOD CENTER
RI	RESIDENTIAL INFILL
TC	TOWN CENTER

Sheet List Table	
Sheet Number	Sheet Description
1	COVER SHEET
2	EXISTING CONDITIONS & REMOVALS PLAN
3	SITE PERMIT PLAN
4	GRADING PLAN - ADA RAMPS
5	EASEMENT PLAN
6	SIGNAGE AND STRIPING PLAN
7	LANDSCAPE PLAN
8	LIGHTING PLAN
9	LIGHTING NOTES & DETAILS
10	EROSION & SEDIMENT CONTROL
11	LEGEND, NOTES, & DETAILS
12	SITE DETAILS
13	SITE DETAILS

NO.	DATE	BY	REVISIONS
4	02/27/2024	CHS	REVISIONS PER BOROUGH COMMENTS
3	04/17/2024	CHS	REVISIONS PER BOROUGH COMMENTS
2	12/12/2023	CHS	REVISIONS PER BOROUGH COMMENTS
1	11/20/2023	CHS	REVISIONS PER BOROUGH COMMENTS



CHRISTOPHER W. JENSEN, PE

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE NO. PE076464
02/27/2024

RECORDING ACKNOWLEDGEMENTS

AFFIDAVIT OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS DAY PERSONALLY APPEARED _____ TO ME KNOWN (OR SATISFACTORILY PROVEN), WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE(S) AND SAY(S):

HE IS THE AUTHORIZED REPRESENTATIVE OF ROCKWELL PHOENIXVILLE, LLC, WHICH IS A LIMITED LIABILITY COMPANY AND IS THE RECORD OWNER OF ALL THE PROPERTY ("PROPERTY") TO WHICH THIS PLAN APPLIES AND OF ALL RIGHTS WHICH ARE NECESSARY TO IMPLEMENT THIS PLAN. THE SOURCE OF ROCKWELL PHOENIXVILLE, LLC'S TITLE TO THE PROPERTY IS THE DEEDS RECORDED, WITH THE OFFICE ("RECORDER'S OFFICE") OF THE RECORDER OF DEEDS IN AND FOR CHESTER COUNTY, PENNSYLVANIA IN RECORD BOOK 9912, BEGINNING AT PAGE 1324. THIS PLAN IS ROCKWELL PHOENIXVILLE, LLC'S ACT AND DEED IS AUTHORIZED BY ROCKWELL PHOENIXVILLE, LLC TO BE RECORDED WITH THE RECORDER'S OFFICE AND THAT SUCH RECORDING SHALL BE EFFECTIVE FOR ALL PURPOSES. HE IS AUTHORIZED BY SAID ROCKWELL PHOENIXVILLE, LLC TO MAKE THIS AFFIDAVIT.

ROCKWELL PHOENIXVILLE, LLC
ANDREW KUBOVSAK
AUTHORIZED REPRESENTATIVE

SWORN AND SUBSCRIBED TO BEFORE ME
ON THIS DAY, _____ DAY OF _____ 20____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

DESIGN ENGINEER CERTIFICATION

I, CHRISTOPHER W. JENSEN, PE, A PENNSYLVANIA PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE SUBDIVISION AND LAND DEVELOPMENT SHOWN HEREON COMPLIES WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO THE BOROUGH ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

Christopher W. Jensen
CHRISTOPHER W. JENSEN, PE
PA LICENSE NO. 076464
02/27/2024
DATE

DESIGN ENGINEER CERTIFICATION - STORMWATER MANAGEMENT

I, CHRISTOPHER W. JENSEN, ON THIS _____ DAY OF _____, 20____, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE STORMWATER SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE BOROUGH OF PHOENIXVILLE STORMWATER ORDINANCE.

Christopher W. Jensen
CHRISTOPHER W. JENSEN, PE
PA LICENSE NO. 076464
02/27/2024
DATE

BOROUGH ENGINEER REVIEW

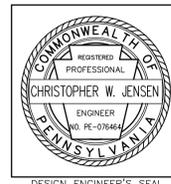
I, OWEN M. HYNÉ, A PENNSYLVANIA PROFESSIONAL ENGINEER, HAVE REVIEWED THIS PLAN, FOR THE BOROUGH, AND HAVE DETERMINED THAT IT HAS BEEN AMENDED AS REQUIRED BY BOROUGH RESOLUTION 202_____, AND THAT BASED ON THE INFORMATION PROVIDED BY THE APPLICANT AND WITH ANY WAIVERS SPECIFICALLY IDENTIFIED AND SHOWN HEREON, THE PLAN COMPLIES WITH THE BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

OWEN M. HYNÉ, P.E. BOROUGH ENGINEER _____ DATE _____

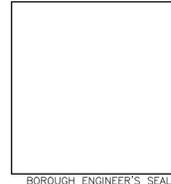
BOROUGH OF PHOENIXVILLE COUNCIL APPROVAL

WE HEREBY CERTIFY THAT THE BOROUGH COUNCIL OF THE BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA, BY ITS RESOLUTION 202_____, ADOPTED _____, 20____, APPROVED THIS PLAN AS A FINAL SUBDIVISION AND/OR LAND DEVELOPMENT PLAN PURSUANT TO THE BOROUGH'S THEN CURRENT SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE AND THAT THE BOROUGH ON _____, 20____, HEREBY AUTHORIZES THIS PLAN FOR RECORDING.

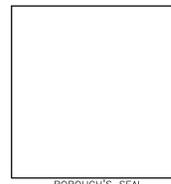
E. JEAN KRACK BOROUGH SECRETARY _____ JONATHAN M. EWALD COUNCIL PRESIDENT _____



DESIGN ENGINEER'S SEAL



BOROUGH ENGINEER'S SEAL



BOROUGH'S SEAL

BOROUGH OF PHOENIXVILLE PLANNING COMMISSION REVIEW

I HEREBY CERTIFY THAT THE BOROUGH OF PHOENIXVILLE PLANNING COMMISSION REVIEWED THIS PLAN AND ISSUED ITS COMMENTS TO BOROUGH COUNCIL PRIOR TO COUNCIL'S ADOPTION OF RESOLUTION 202_____, WHICH APPROVES THIS PLAN AS A FINAL PLAN PURSUANT TO THE BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

WILLIAM DAVIDSON
PLANNING COMMISSION CHAIR PERSON

CHESTER COUNTY PLANNING COMMISSION REVIEW:
THIS PLAN OR AN EARLIER VERSION HEREOF WAS REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION ON _____, 20____.

CCPC# _____

SECRETARY _____

RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF CHESTER, AT WEST CHESTER, PA, IN PLAN BOOK _____

PAGE NO. _____, ON _____, 20____.

(DEPUTY) RECORDER OF DEEDS _____

APPLICANT'S STATEMENT

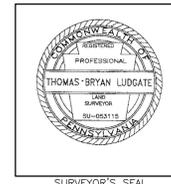
ANY REVISIONS TO THE APPROVED STORMWATER SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE BOROUGH, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO THE CONSERVATION DISTRICT FOR A DETERMINATION OF ADEQUACY.

APPLICANT _____

SURVEYOR'S CERTIFICATION

I, THOMAS B. LUDGATE, A PENNSYLVANIA PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE LOT LINES, STREETS, RIGHT OF WAY AND EASEMENTS SHOWN ON THIS PLAN WERE SURVEYED AND PLOTTED BY ME AND ARE ACCURATE. I FURTHER CERTIFY THAT THE ERROR OF CLOSURE IS NOT GREATER THAN 1:10,000.

Thomas B. Ludgate
THOMAS B. LUDGATE, PLS
PA LIC. NO. SU053115
2.27.24
DATE



SURVEYOR'S SEAL

WAIVERS AND DEFERRALS GRANTED

THE DEFERRALS GRANTED BY THE PHOENIXVILLE BOROUGH COUNCIL ON TUESDAY, JANUARY 9TH, 2024 ARE AS FOLLOWS:

- A DEFERRAL FROM SECTION 22-419 TO DEFER THE INSTALLATION OF A NEW SIDEWALK CONNECTION TO THE SCHUYLKILL RIVER TRAIL UNTIL THE TIME AT WHICH THE FRENCH CREEK PARKWAY BEGINS CONSTRUCTION.

THE WAIVERS GRANTED BY THE PHOENIXVILLE BOROUGH COUNCIL ON TUESDAY, JANUARY 9TH, 2024 ARE AS FOLLOWS:

- A WAIVER FROM SECTION 22-501.1.C TO ALLOW THE DEDICATION OF OPEN SPACE WITHIN AREAS THAT ARE ENTIRELY COMPRISED OF ENVIRONMENTALLY SENSITIVE LANDS.

UTILITY USER LIST ACT NUMBER 287 OF 1974 AS AMENDED

PHOENIXVILLE BORO WATER PLANT WATER STREET PHOENIXVILLE, PA 19460 CONTACT: WAYNE VINCENT PHONE: (610) 933-1249	PECO ENERGY C/O STS LLC 1004 W 8TH AVE KING OF PRUSSIA, PA 19406 CONTACT: WAYNE VINCENT EMAIL: WINCENT@STSLUS.NET PHONE: (800) 494-4000
PHOENIXVILLE BORO SEWER DEPARTMENT 17 2ND AVENUE PHOENIXVILLE, PA 19460 CONTACT: SUZETTE WALKER PHONE: (610) 933-8801	SEPTA 1234 MARKET STREET PHILADELPHIA, PA 19107 CONTACT: SUZETTE WALKER PHONE: (215) 580-7800
COMCAST CABLE 1004 CORNERSTONE BLVD DOWNTOWN, PA 19335 CONTACT: LEE MCGARRITY EMAIL: LEE.MCGARRITY@CABLE.COMCAST.COM PHONE: (800) 266-2278	VERIZON PENNSYLVANIA INC. 6TH FLOOR 900 RACE STREET PHILADELPHIA, PA 19107 CONTACT: SUZETTE WALKER EMAIL: SUZETTE.WALKER@VERIZON.COM PHONE: (855) 805-5200
COMCAST CABLE COMMUNICATIONS INC. 1004 CORNERSTONE BLVD DOWNTOWN, PA 19335 CONTACT: LEE MCGARRITY EMAIL: LEE.MCGARRITY@CABLE.COMCAST.COM PHONE: (800) 266-2278	PHOENIXVILLE BORO PUBLIC WORKS 351 BRIDGE STREET PHOENIXVILLE, PA 19460 CONTACT: SUZETTE WALKER PHONE: (610) 933-8801

ROCKWELL PHOENIXVILLE, LLC
PHOENIX CROSSING
MIXED USE APARTMENT BUILDING
99 BRIDGE STREET, PHOENIXVILLE, PA 19460
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PA

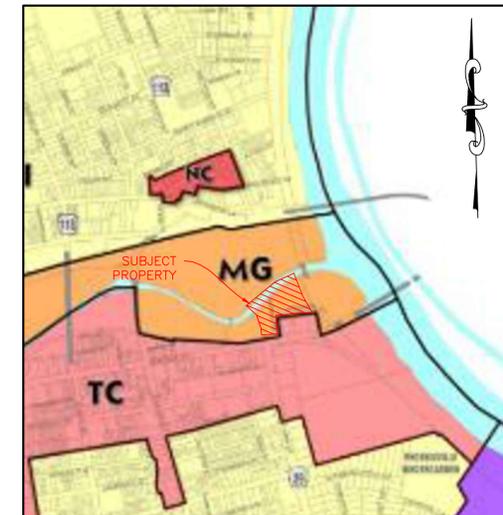


OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY,
MASSACHUSETTS, MICHIGAN, NEW JERSEY,
OHIO AND PENNSYLVANIA

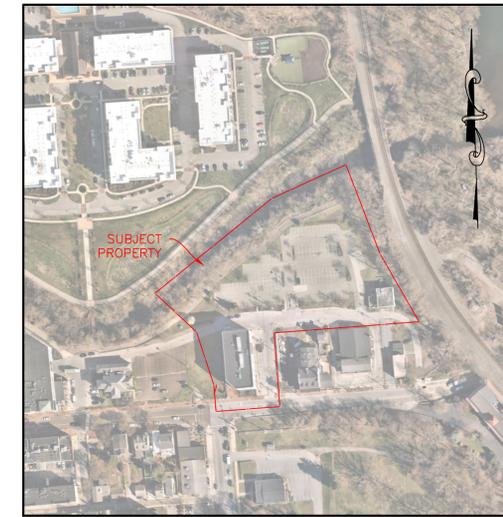
DESIGNED BY	CHS	DRAWING	CVR
CHECKED BY	CHS	SHEET	1
DRAWN BY	CWJ	PROJ. NO.	RWD600002
DATE	08/21/2023	OF	13
SCALE	AS SHOWN		

STEEP SLOPE HATCH LEGEND

- EXISTING STEEP SLOPES (15% - 25%)
(ALL STEEP SLOPES FOUND ON-SITE ARE MAN-MADE)
- EXISTING STEEP SLOPES (>25%)
(ALL STEEP SLOPES FOUND ON-SITE ARE MAN-MADE)
- EXISTING ELECTRIC UTILITY
- EXISTING WATER UTILITY
- EXISTING STORM SEWER UTILITY
- EXISTING SANITARY UTILITY
- EXISTING UTILITY EASEMENT
- REMOVALS ANNOTATION



ZONING MAP
SCALE: 1"=800'



LOCATION MAP
SCALE: 1"=200'

SITE STATISTICS

- APPLICANT: ROCKWELL PHOENIXVILLE, LLC
126 E STATE STREET
MEDIA, PA 19063
- OWNER: ROCKWELL PHOENIXVILLE, LLC
126 E STATE STREET
MEDIA, PA 19063
- EXISTING PROPERTY IDENTIFICATION:
LOT 1: UPI #: 15-9-157.1
PARCEL ID #: 1509 01570100
TRACT LOCATION:
99 BRIDGE STREET,
PHOENIXVILLE, PA 19460
DEED BOOK: 9912 PAGE: 1324
- GROSS TRACT AREA SUMMARY:
LOT 1 = ±171,322 SF (3.93 AC.)
- ZONING DISTRICT: MG - MIXED USE GROWTH DISTRICT

GENERAL NOTES

- EXISTING CONDITIONS SHOWN BASED ON ALTA SURVEY PREPARED BY LUDGATE ENGINEERING CORPORATION, LAST DATED 10-23-2023

LUDGATE ENGINEERING CORPORATION
LINCOLN CORPORATE CENTER
10 VANGUARD DRIVE, SUITE 90
READING, PA 19606
(610) 404-7330
- THE ENTIRE SITE IS COMPRISED OF UrB, URBAN LAND SOILS, 0 TO 8 PERCENT SLOPES

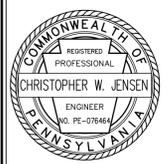
SURVEYOR'S NOTES

- THE INFORMATION SHOWN HEREON REFLECTS A FIELD SURVEY PERFORMED BY LUDGATE ENGINEERING CORPORATION ON 10-23-2023.
- SURVEY REFERENCES
--DEEDS AS LISTED
--CHESTER COUNTY TAX MAPS
- DATUM: NAVD 88
- FLOOD NOTE
SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION AE (BASE FLOOD ELEVATIONS DETERMINED), X (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).
PER FEMA FLOOD INSURANCE RATE MAP NO. 42029C00060 WITH A DATE OF IDENTIFICATION OF SEPTEMBER 29, 2017 IN THE BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, STATE OF PENNSYLVANIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
100 YEAR FLOOD ELEVATION = 98 (BFE 98)
- UTILITIES SHOWN PER ABOVE GRADE VISIBLE EVIDENCE AND DATA PROVIDED BY GPRS.

EXISTING ENCROACHMENT EASEMENT

AN ENCROACHMENT EASEMENT WAS GRANTED TO THE OWNER OF UPI 15-9-157.1 BY THE BOROUGH OF PHOENIXVILLE. OWNERSHIP, MAINTENANCE RESPONSIBILITIES AND USE RESTRICTIONS ASSOCIATED WITH THIS EASEMENT ARE DESCRIBED BY AN EASEMENT AGREEMENT ON FILE WITH THE CHESTER COUNTY RECORDER OF DEEDS (DB 9911, PG 1920).

NO.	DATE	REVISIONS	BY	CHKD
4	02/27/2024	REVISIONS PER BOROUGH COMMENTS	CHS	CWJ
3	01/17/2024	REVISIONS PER BOROUGH COMMENTS	CHS	CWJ
2	12/12/2023	REVISIONS PER BOROUGH COMMENTS	CHS	CWJ
1	11/20/2023	REVISIONS PER BOROUGH COMMENTS	CHS	CWJ



CHRISTOPHER W. JENSEN, PE

ROCKWELL PHOENIXVILLE, LLC
PHOENIX CROSSING
MIXED USE APARTMENT BUILDING
99 BRIDGE STREET, PHOENIXVILLE, PA 19460
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PA

EXISTING CONDITIONS & REMOVALS PLAN

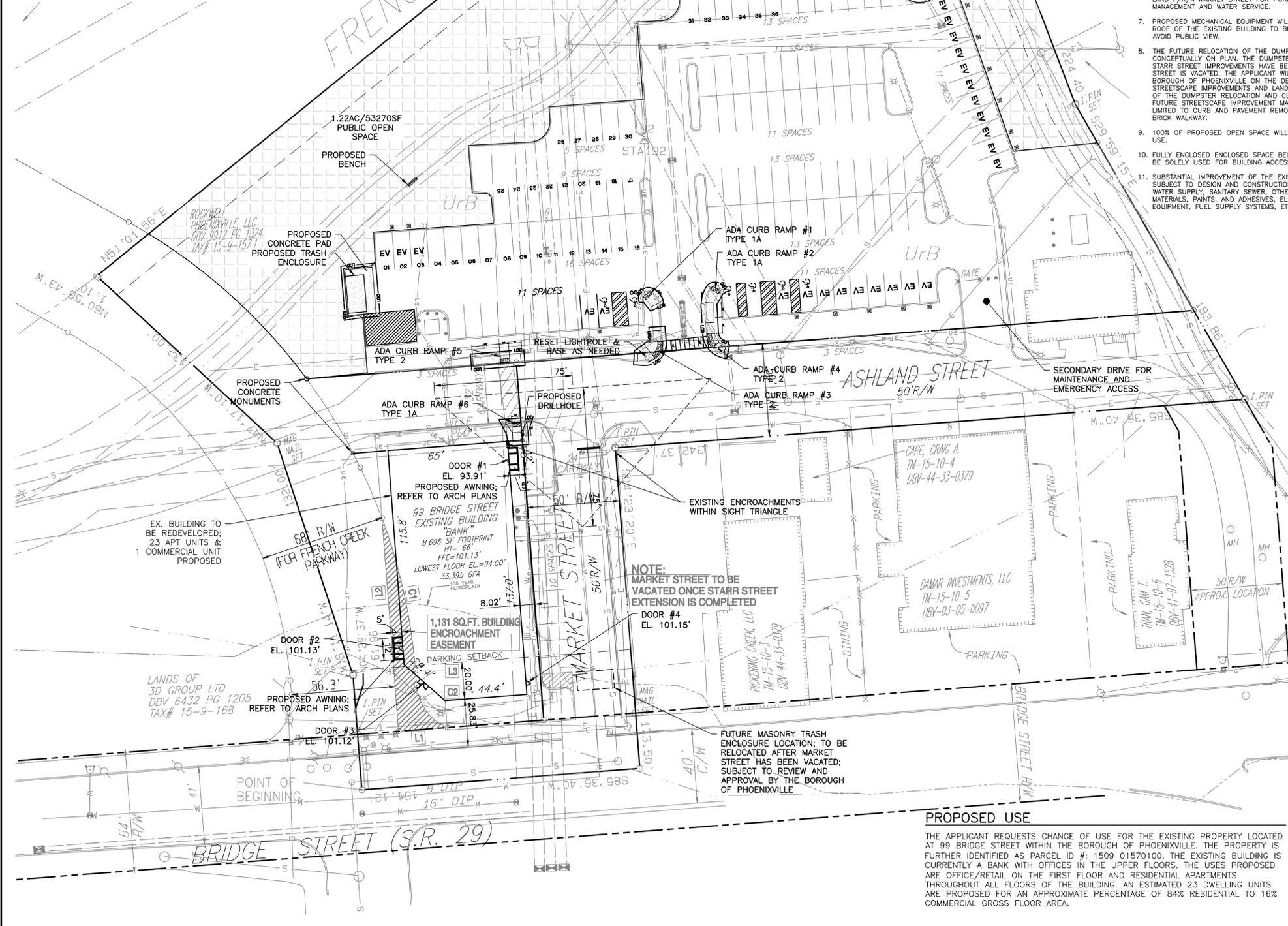


OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY,
MASSACHUSETTS, MICHIGAN, NEW JERSEY,
OHIO AND PENNSYLVANIA

DESIGNED BY	CHS	DRAWING	EXC
CHECKED BY	CWJ	SHEET	2
DRAWN BY	CHS	OF	13
DATE	08/21/2023		
SCALE	AS SHOWN		
PROJ. NO.	RWD00002		

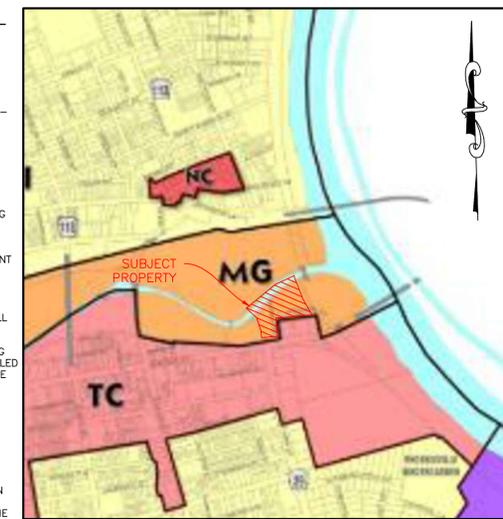
UNIT MIX CALCULATION					
FLOOR	UNIT TYPE	SQUARE FOOTAGE	# OF BEDS	# OF BATHS	QUANTITY
GROUND FLOOR	A	931 S.F.	1	1	1
	B	730 S.F.	1	1	1
	C	801 S.F.	1	1	2
	D	979 S.F.	2	1	1
	E	769 S.F.	1	1	1
	F	727 S.F.	1	1	1
	G	1,011 S.F.	2	1.5	1
	H	639 S.F.	1	1	1
3RD & 4TH FLOOR	C	801 S.F.	1	1	4
	D	979 S.F.	2	1	2
	E	769 S.F.	1	1	2
	F	727 S.F.	1	1	2
	G	1,011 S.F.	2	1.5	2
	J	1,341 S.F.	2	2	2
TOTAL UNITS					23

- RESIDENTIAL USE COMPRISES 77% OF GROSS FLOOR AREA
- COMMERCIAL USE COMPRISES 23% OF GROSS FLOOR AREA



PROPOSED SITE IMPROVEMENTS

- PROPOSED SITE IMPROVEMENTS ARE LIMITED TO THE INSTALLATION OF A TRASH ENCLOSURE, RE-STRIPING OF EXISTING PARKING LOT SPACES, AND ADA CURB RAMP IMPROVEMENTS. REFER TO ARCHITECTURAL PLANS BY MARSHALL SABATINI ARCHITECTURE+ FOR PROPOSED BUILDING IMPROVEMENTS.
- THERE ARE NO ADDITIONAL STORMWATER MANAGEMENT BMPs PROPOSED AS PART OF THIS DEVELOPMENT. THE PRE- AND POST-DEVELOPMENT CONDITIONS WILL REMAIN THE SAME AND NO CHANGES TO EXISTING COVER ARE PROPOSED. THE EXISTING STORMWATER CONVEYANCE AND MANAGEMENT ARE ASSUMED TO REMAIN ADEQUATE IN THE POST-DEVELOPMENT CONDITION.
- FOR PARKING SPACES RESERVED FOR FUTURE EV PARKING, THE DEVELOPMENT SHALL INCLUDE AN ELECTRICAL SWITCHGEAR THAT PROVIDES SUFFICIENT SPACE AND CAPACITY TO SUPPORT THE OPERATION OF LEVEL 2 EVCS FOR AT LEAST 20% OF THE PARKING SPACES, WITH A DEDICATED BRANCH CIRCUIT AND OVERCURRENT PROTECTION FOR EACH LEVEL 2 EVCS.
 - 20% OF PARKING SPACES ARE SHOWN ON PLAN WITH PAVEMENT MARKINGS AND EV CHARGING STATION LOCATIONS FOR FUTURE CAPACITY.
 - PER §22-417.7.D 10% OF PRIVATELY DESIGNATED PARKING SPACES AND 5% OF PUBLICLY AVAILABLE PARKING SPACES WILL BE INSTALLED WITH EV CHARGING STATIONS.
 - REMAINING PARKING SPACES SHOWN FOR FUTURE EV CHARGING STATIONS WILL HAVE MARKING AND CHARGING STATIONS INSTALLED AT THE DISCRETION OF THE OWNER IN COORDINATION WITH THE BOROUGH AT WHICH TIME THEY ARE DEEMED NECESSARY.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL INTERNAL WATER AND SEWER LINES ARE CONSIDERED PRIVATE AND ARE SUBJECT TO COMPLIANCE WITH THE BOROUGH PLUMBING CODE.
- THE BOROUGH SHALL VACATE MARKET STREET (AND ANY RELATED RIGHT-OF-WAY) IN CONJUNCTION WITH THE BOROUGH'S EXTENSION OF STARR STREET. AT TIME OF VACATION, THE APPLICANT SHALL GRANT THE BOROUGH WITH ONE OR MORE EASEMENTS ACROSS THE LAND F/K/A MARKET STREET FOR PURPOSES OF STORMWATER MANAGEMENT AND WATER SERVICE.
- PROPOSED MECHANICAL EQUIPMENT WILL BE INSTALLED ON THE ROOF OF THE EXISTING BUILDING TO BE RENOVATED IN ORDER TO AVOID PUBLIC VIEW.
- THE FUTURE RELOCATION OF THE DUMPSTER ENCLOSURE IS SHOWN CONCEPTUALLY ON PLAN. THE DUMPSTER WILL BE RELOCATED ONCE STARR STREET IMPROVEMENTS HAVE BEEN COMPLETED AND MARKET STREET IS VACATED. THE APPLICANT WILL COORDINATE WITH THE BOROUGH OF PHOENIXVILLE ON THE DESIGN OF ASSOCIATED STREETSCAPE IMPROVEMENTS AND LANDSCAPE SCREENING AS PART OF THE DUMPSTER RELOCATION AND CLOSURE OF MARKET STREET. FUTURE STREETSCAPE IMPROVEMENT MAY INCLUDE BUT ARE NOT LIMITED TO CURB AND PAVEMENT REMOVAL, RECONSTRUCTION OF BRICK WALKWAY.
- 100% OF PROPOSED OPEN SPACE WILL BE DESIGNATED FOR PUBLIC USE.
- FULLY ENCLOSED SPACE BELOW THE LOWEST FLOOR WILL BE SOLELY USED FOR BUILDING ACCESS AND INCIDENTAL STORAGE.
- SUBSTANTIAL IMPROVEMENT OF THE EXISTING BUILDING SHALL BE SUBJECT TO DESIGN AND CONSTRUCTION STANDARDS, INCLUDING WATER SUPPLY, SANITARY SEWER, OTHER UTILITIES, BUILDING MATERIALS, PAINTS, AND ADHESIVES, ELECTRICAL COMPONENTS, EQUIPMENT, FUEL SUPPLY SYSTEMS, ETC.



SITE STATISTICS

- APPLICANT: ROCKWELL PHOENIXVILLE, LLC
126 E STATE STREET
MEDIA, PA 19063
- OWNER: ROCKWELL PHOENIXVILLE, LLC
126 E STATE STREET
MEDIA, PA 19063
- EXISTING PROPERTY IDENTIFICATION:
UPI #: 15-9-157.1
PARCEL ID #: 1509 01570100
TRACT LOCATION:
99 BRIDGE STREET,
PHOENIXVILLE, PA 19460
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PA
DEED BOOK: 9912 PAGE: 1324
- GROSS TRACT AREA SUMMARY:
LOT 1 = ±171,322 SF (3.93 AC.)
- ZONING DISTRICT: MG - MIXED USE GROWTH DISTRICT

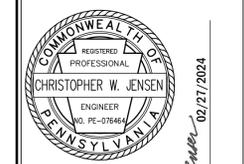
ZONING DATA

- ZONING DISTRICT CLASSIFICATION:
MG MIXED USE GROWTH DISTRICT
- PROPOSED USE(S):
§27-301.2.C(1) OFFICE/RETAIL USE (FIRST FLOOR) &
RESIDENTIAL USE (ALL FLOORS)
ALL PROPOSED USES ARE PERMITTED BY RIGHT
- ZONING REQUIREMENTS TABLE:
(HIGH-RISE BUILDING TYPE)

	REQUIRED	EXISTING/ PROPOSED
MINIMUM LOT AREA	6,000 SF	±171,322 SF
MINIMUM LOT WIDTH	60 FT	±151 FT
MAXIMUM LOT COVERAGE	90%	±53%
MINIMUM FRONT YARD (BUILD TO)	EXISTING	EXISTING
MINIMUM SIDE YARD	15 FT	±28 FT
MINIMUM REAR YARD	15 FT	±173 FT
MAXIMUM BUILDING HEIGHT	80 FT	66 FT
MINIMUM SPACING	30 FT	N/A

- REQUIRED PARKING:
PROPOSED USE: OFFICE/RETAIL USE & RESIDENTIAL USE
REQUIRED PARKING FOR PROPOSED USE:
§27-405.1 OFF-STREET PARKING SHALL BE PROVIDED TO MEET THE DEMAND FOR THE PROPOSED LAND USE
OFFICE/RETAIL USE: 10 PARKING SPACES BASED ON EXISTING BANK/OFFICE USE
RESIDENTIAL USE: 37 PARKING SPACES BASED ON 1.6 PARKING SPACES TO BE PROVIDED PER UNIT (23 UNITS)
PROPOSED PARKING:
PROPOSED OFF-STREET PARKING: 124 PARKING SPACES (6 ADA) IN THE PARKING LOT LOCATED NORTH OF ASHLAND STREET, WITHIN THE SUBJECT PARCEL.
16 EXISTING ON-STREET PARKING SPACES WITHIN MARKET ST AND ASHLAND STREET WILL REMAIN.
RESIDENTS WILL HAVE PARKING ACCESS WITHIN THE NEARBY PARKING LOT VIA PERMIT THROUGH THE BOROUGH.
77 EXISTING PARKING SPACES TO REMAIN ARE ABOVE THE NUMBER OF SPACES REQUIRED FOR THE PROPOSED USES. THE OWNER INTENDS TO LEASE THESE 77 SPACES TO THE BOROUGH OF PHOENIXVILLE FOR PUBLIC PARKING.
20% OF EXISTING PARKING SPACES TO REMAIN ARE RESERVED FOR FUTURE EV PARKING IMPROVEMENTS PER §22-417.7.A(1)
124 SPACES X 20% = 25 EV SPACES RESERVED
10% OF THE 47 PARKING SPACES DESIGNATED FOR PRIVATE USE OF 99 BRIDGE TENANTS/PATRONS TO BE INSTALLED WITH EV CHARGING STATIONS
47 SPACES X 10% = 5 EV CHARGING STATIONS
5% OF THE 77 PARKING SPACES DESIGNATED FOR PUBLIC USE TO BE INSTALLED WITH EV CHARGING STATIONS
77 SPACES X 5% = 4 EV CHARGING STATIONS

NO.	DATE	REVISIONS	BY
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1	11/20/2023	REVISIONS PER BOROUGH COMMENTS	CWS



CHRISTOPHER W. JENSEN, PE

ROCKWELL PHOENIXVILLE, LLC
PHOENIX CROSSING
MIXED USE APARTMENT BUILDING
99 BRIDGE STREET, PHOENIXVILLE, PA 19460
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PA

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE NO. PE07666

ROCKWELL PHOENIXVILLE, LLC

PHOENIX CROSSING

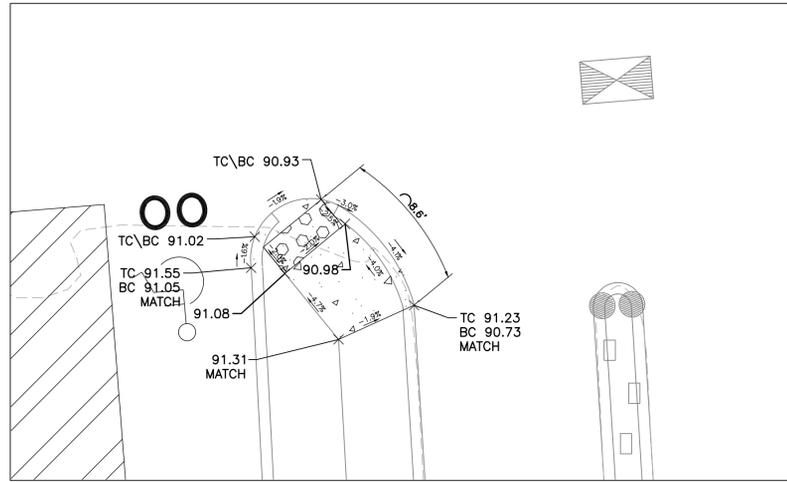
MIXED USE APARTMENT BUILDING

99 BRIDGE STREET, PHOENIXVILLE, PA 19460
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PA

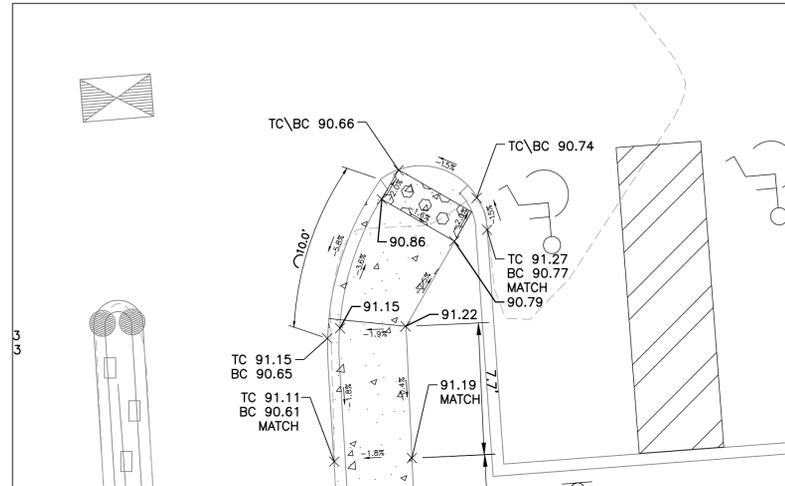
SITE PERMIT PLAN



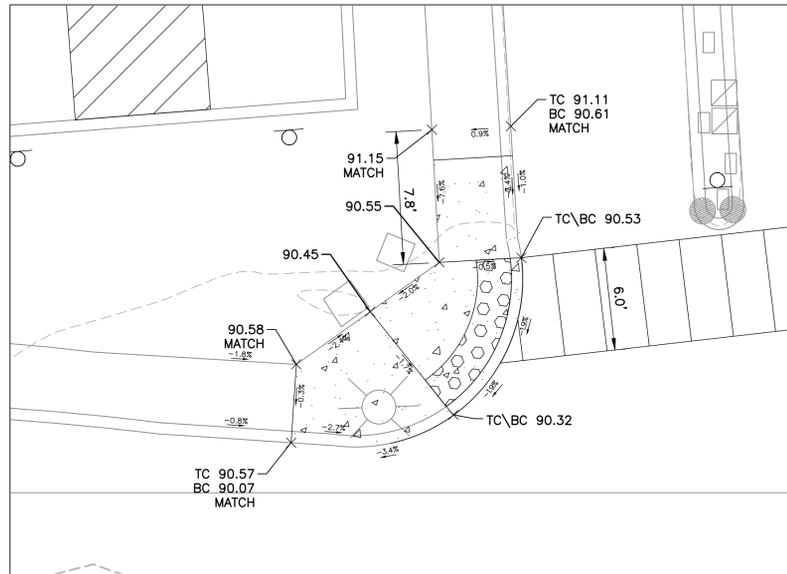
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CHECKED BY	CWS	SHEET	3
DRAWN BY	CWS	OF	13
DATE	08/21/2023		
SCALE	AS SHOWN		
PROJ. NO.	RWD00002		



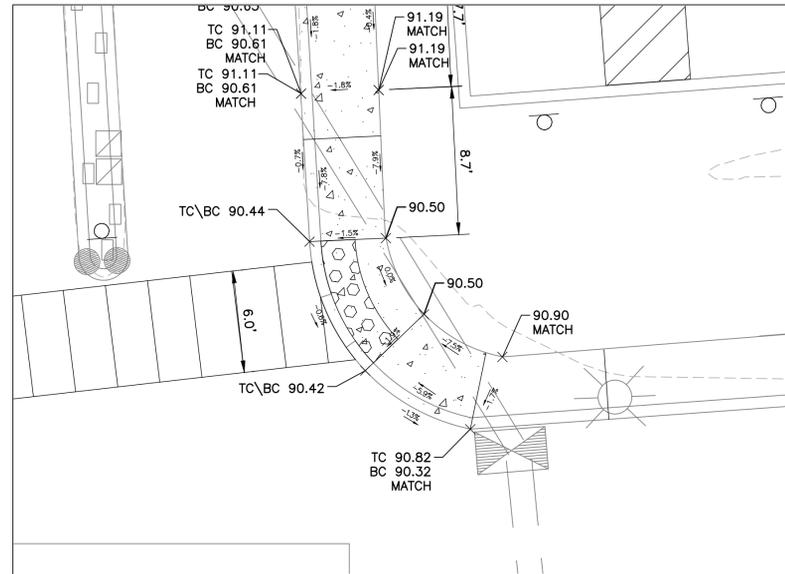
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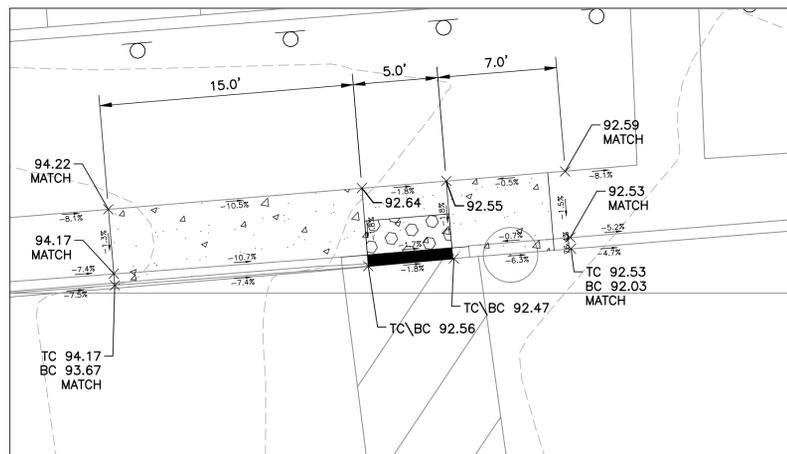
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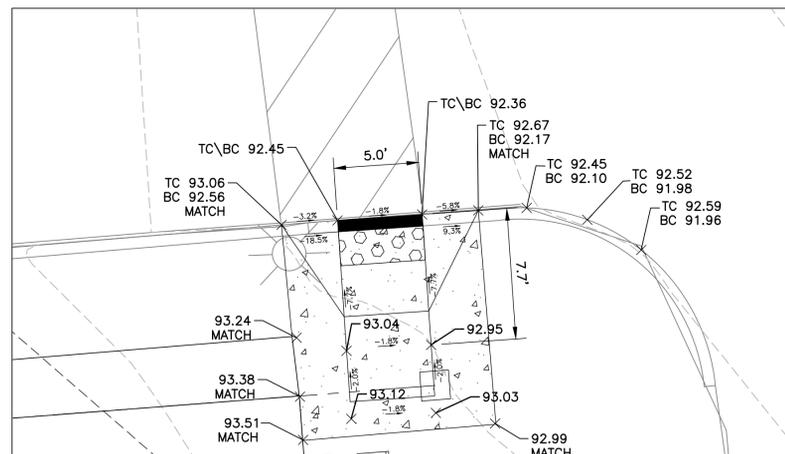
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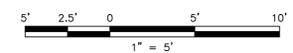
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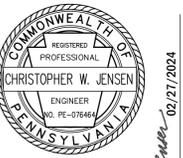
ADA RAMP #5
TYPE 2
SCALE: 1" = 5'



ADA RAMP #6
TYPE 1A
SCALE: 1" = 5'



NO.	DATE	BY	REVISIONS
4	02/27/2024	CKS	REVISIONS PER BOROUGH COMMENTS
3	04/17/2024	CKS	REVISIONS PER BOROUGH COMMENTS
2	12/12/2023	CKS	REVISIONS PER BOROUGH COMMENTS
1	11/20/2023	CKS	REVISIONS PER BOROUGH COMMENTS



CHRISTOPHER W. JENSEN, PE

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE NO. PE076464
02/27/2024

ROCKWELL PHOENIXVILLE, LLC
PHOENIX CROSSING
MIXED USE APARTMENT BUILDING
99 BRIDGE STREET, PHOENIXVILLE, PA 1940
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PA

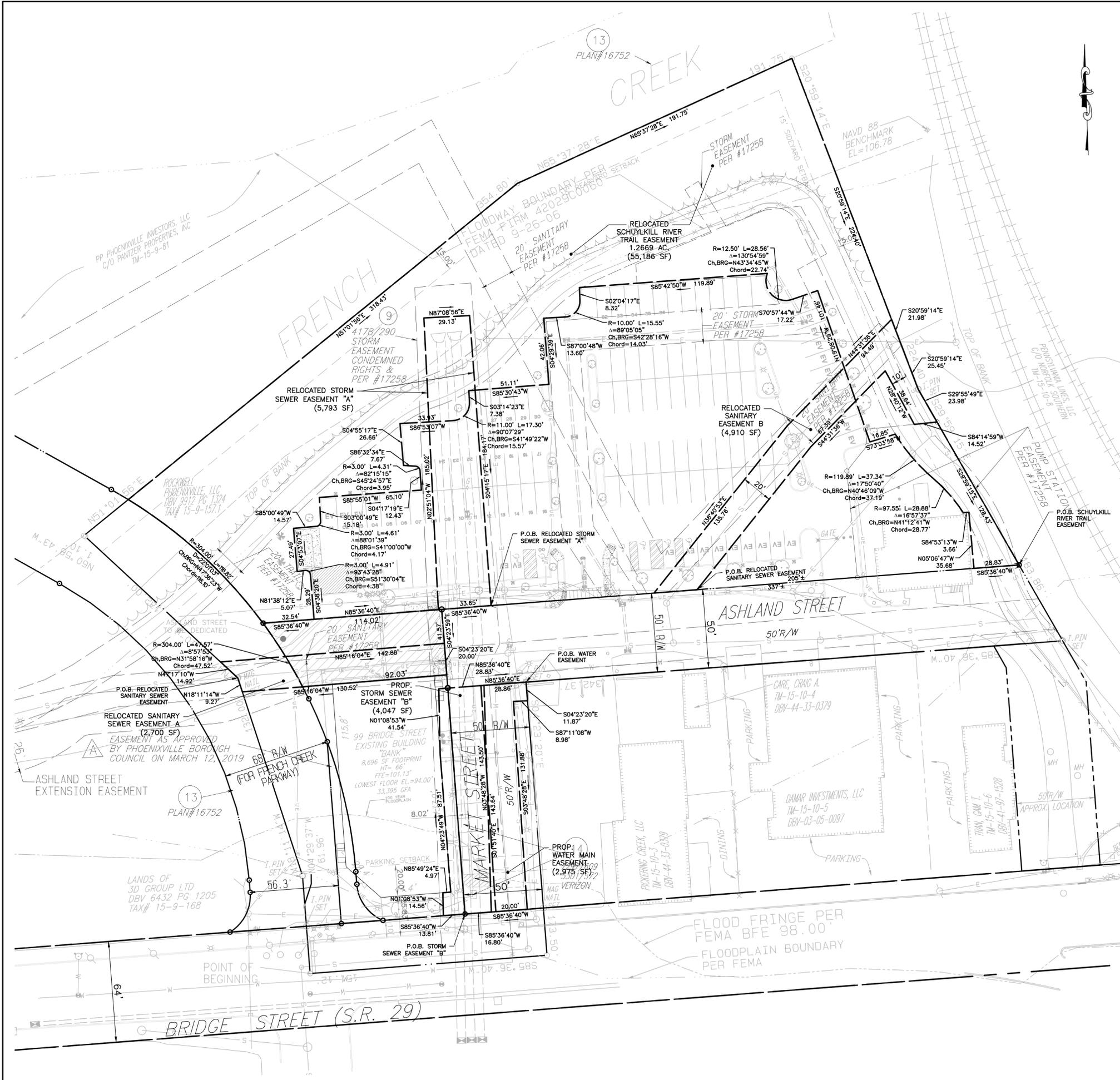
GRADING PLAN - ADA RAMPS



OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY,
MASSACHUSETTS, MICHIGAN, NEW JERSEY,
OHIO AND PENNSYLVANIA

DESIGNED BY	CKS	DRAWING	GRD-RAMP
CHECKED BY	CWJ	SHEET	4
DRAWN BY	CKS	DATE	08/21/2023
SCALE	AS SHOWN	PROJ. NO.	RWDG00002
DATE	08/21/2023	OF	13

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GENERAL NOTES:

1. BEING TAX PARCEL 15-9-157.1
2. REFERENCED IS MADE TO A TOPOGRAPHIC SURVEY PLAN OF 99 BRIDGE STREET, PREPARED BY LUDGATE ENGINEERING CORPORATION, READING, PA, DATED 10/25/2023, DRAWING NO. D-7701823.
3. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY, THE SOLE PURPOSE OF THIS PLAN IS TO ILLUSTRATE PROPOSED AND EXISTING EASEMENTS.
4. AN EASEMENT FOR THE SCHUYLKILL RIVER TRAIL ACROSS A PORTION OF UPI 15-9-157.1 WAS GRANTED TO THE BOROUGH OF PHOENIXVILLE ("BOROUGH") BY PHOENIX PROPERTY PARTNERS, LP ("PPP") IN 2014. OWNERSHIP, MAINTENANCE RESPONSIBILITIES AND USE RESTRICTIONS ASSOCIATED WITH THIS EASEMENT ARE DESCRIBED BY A DECLARATION AND DEDICATION OF TRAIL EASEMENT AND SANITARY SEWER IMPROVEMENTS AGREEMENT BETWEEN PPP AND THE BOROUGH, DATED 8/1/14 (THE "TRAIL AND SEWER AGREEMENT"), WHICH HAS NOT BEEN RECORDED AGAINST UPI 15-9-157.1. ROCKWELL PHOENIXVILLE, LLC AND THE BOROUGH HAVE AGREED TO AMEND AND RESTATE THE TRAIL AND SEWER AGREEMENT AND RECORD SAME OR SIMILAR DOCUMENT(S) AGAINST UPI 15-9-157.1.
5. AN EASEMENT FOR THE ASHLAND PUMP STATION ACROSS A PORTION OF UPI 15-9-157.1 WAS GRANTED TO THE BOROUGH OF PHOENIXVILLE ("BOROUGH") BY PHOENIX PROPERTY PARTNERS, LP ("PPP") IN 2014. OWNERSHIP, MAINTENANCE RESPONSIBILITIES AND USE RESTRICTIONS ASSOCIATED WITH THIS EASEMENT ARE DESCRIBED BY A DECLARATION AND DEDICATION OF TRAIL EASEMENT AND SANITARY SEWER IMPROVEMENTS AGREEMENT BETWEEN PPP AND THE BOROUGH, DATED 8/1/14 (THE "TRAIL AND SEWER AGREEMENT"), WHICH HAS NOT BEEN RECORDED AGAINST UPI 15-9-157.1. ROCKWELL PHOENIXVILLE, LLC AND THE BOROUGH HAVE AGREED TO AMEND AND RESTATE THE TRAIL AND SEWER AGREEMENT AND RECORD SAME OR SIMILAR DOCUMENT(S) AGAINST UPI 15-9-157.1.

SCHUYLKILL RIVER TRAIL EASEMENT

A RELOCATED SCHUYLKILL RIVER TRAIL EASEMENT SHOWN ON THE PLANS IS FOR THE BENEFIT OF THE BOROUGH OF PHOENIXVILLE. THE EASEMENT IS ESTABLISHED TO PROVIDE ACCESS, MAINTENANCE, AND IMPROVEMENTS TO THE SCHUYLKILL RIVER TRAIL. IT SHALL BE THE SOLE RESPONSIBILITY OF THE BOROUGH OF PHOENIXVILLE TO MAINTAIN THE SCHUYLKILL RIVER TRAIL.

SANITARY SEWER EASEMENT

A RELOCATED SANITARY SEWER EASEMENT SHOWN ON THE PLANS IS FOR THE BENEFIT OF THE BOROUGH OF PHOENIXVILLE. THE EASEMENT IS ESTABLISHED TO PROVIDE ACCESS, MAINTENANCE, AND IMPROVEMENTS TO THE BOROUGH OF PHOENIXVILLE'S SANITARY SEWER. IT SHALL BE THE SOLE RESPONSIBILITY OF THE BOROUGH OF PHOENIXVILLE TO MAINTAIN SUCH SANITARY SEWER MAINS AND INTERCEPTORS.

STORM SEWER EASEMENTS

A RELOCATED STORM SEWER EASEMENT SHOWN ON THE PLANS IS FOR THE BENEFIT OF THE BOROUGH OF PHOENIXVILLE. THE EASEMENT IS ESTABLISHED TO PROVIDE ACCESS, MAINTENANCE, AND IMPROVEMENTS TO THE BOROUGH OF PHOENIXVILLE'S STORMWATER SEWER. IT SHALL BE THE SOLE RESPONSIBILITY OF THE BOROUGH OF PHOENIXVILLE TO MAINTAIN SUCH SANITARY SEWER MAINS AND INTERCEPTORS.

A PROPOSED STORM SEWER EASEMENT SHOWN ON THE PLANS IS FOR THE BENEFIT OF THE BOROUGH OF PHOENIXVILLE. THE EASEMENT IS ESTABLISHED TO PROVIDE ACCESS, MAINTENANCE, AND IMPROVEMENTS TO THE BOROUGH OF PHOENIXVILLE'S STORMWATER SEWER AT WHICH TIME THAT MARKET STREET IS VACATED. IT SHALL BE THE SOLE RESPONSIBILITY OF THE BOROUGH OF PHOENIXVILLE TO MAINTAIN SUCH SANITARY SEWER MAINS AND INTERCEPTORS.

WATER MAIN EASEMENT

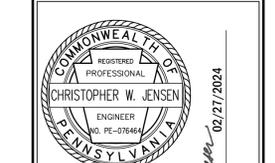
A PROPOSED WATER MAIN EASEMENT SHOWN ON THE PLANS IS FOR THE BENEFIT OF THE BOROUGH OF PHOENIXVILLE. THE EASEMENT IS ESTABLISHED TO PROVIDE ACCESS, MAINTENANCE, AND IMPROVEMENTS TO THE BOROUGH OF PHOENIXVILLE'S WATER MAIN AND HYDRANTS AT WHICH TIME THAT MARKET STREET IS VACATED. IT SHALL BE THE SOLE RESPONSIBILITY OF THE BOROUGH OF PHOENIXVILLE TO MAINTAIN SUCH WATER MAIN AND HYDRANTS.

EXISTING ENCROACHMENT EASEMENT

AN ENCROACHMENT EASEMENT WAS GRANTED TO THE OWNER OF UPI 15-8-157.1 BY THE BOROUGH OF PHOENIXVILLE. OWNERSHIP, MAINTENANCE RESPONSIBILITIES AND USE RESTRICTIONS ASSOCIATED WITH THIS EASEMENT ARE DESCRIBED BY AN EASEMENT AGREEMENT ON FILE WITH THE CHESTER COUNTY RECORDER OF DEEDS (DB 9911, PG 1920).

THE EXISTING ENCROACHMENT EASEMENT SHOWN ON THE PLANS IS FOR THE BENEFIT OF THE BOROUGH OF PHOENIXVILLE. THE EASEMENT IS ESTABLISHED TO PROVIDE ACCESS, MAINTENANCE, AND IMPROVEMENTS TO THE ENCROACHMENT EASEMENT AREA. THE PROPERTY OWNER SHALL AT ALL TIMES, AT ITS SOLE COST AND EXPENSE, MAINTAIN, OR CAUSE TO BE MAINTAINED, THE IMPROVEMENTS, INCLUDING WITHOUT LIMITATION THOSE PORTIONS OF THE IMPROVEMENTS LOCATED WITHIN THE EASEMENT AREA, IN GOOD ORDER AND REPAIR, IN A CLEAN AND SAFE CONDITION, AND IN COMPLIANCE WITH APPLICABLE LAWS, CODES, STATUTES AND ORDINANCES.

NO.	DATE	REVISIONS	BY	CHKD
4	02/27/2024	REVISIONS PER BOROUGH COMMENTS	CWS	
3	01/17/2024	REVISIONS PER BOROUGH COMMENTS	CWS	
2	12/12/2023	REVISIONS PER BOROUGH COMMENTS	CWS	
1	11/20/2023	REVISIONS PER BOROUGH COMMENTS	CWS	



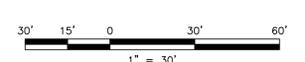
CHRISTOPHER W. JENSEN, PE
 LICENSED PROFESSIONAL ENGINEER
 STATE OF PA LICENSE NO. PE-07646
 02/27/2024

ROCKWELL PHOENIXVILLE, LLC
PHOENIX CROSSING
MIXED USE APARTMENT BUILDING
 99 BRIDGE STREET, PHOENIXVILLE, PA 1940
 BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PA



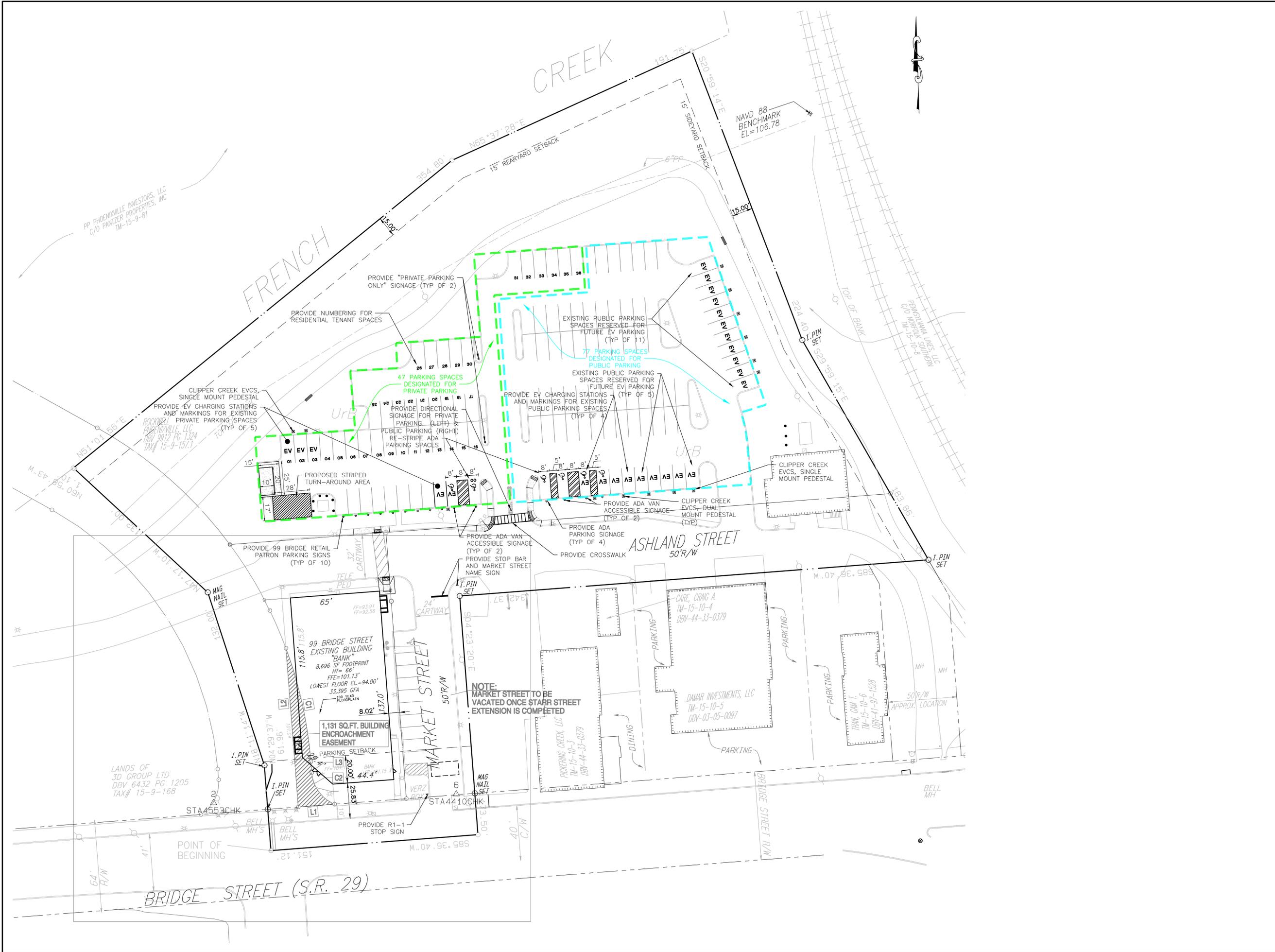
OFFICES LOCATED IN:
 CALIFORNIA, INDIANA, KENTUCKY,
 MASSACHUSETTS, MICHIGAN, NEW JERSEY,
 OHIO AND PENNSYLVANIA

DESIGNED BY	CWS	DRAWING	ESM
CHECKED BY	CWS	SHEET	5
DRAWN BY	CWS	OF	13
DATE	08/21/2023		
SCALE	AS SHOWN		
PROJ. NO.	RWD00002		

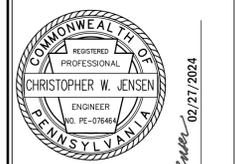


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NO.	DATE	REVISIONS	BY	CHKD
4	02/27/2024	REVISIONS PER BOROUGH COMMENTS	CKS	CWJ
3	04/17/2024	REVISIONS PER BOROUGH COMMENTS	CKS	CWJ
2	12/12/2023	REVISIONS PER BOROUGH COMMENTS	CKS	CWJ
1	11/29/2023	REVISIONS PER BOROUGH COMMENTS	CKS	CWJ



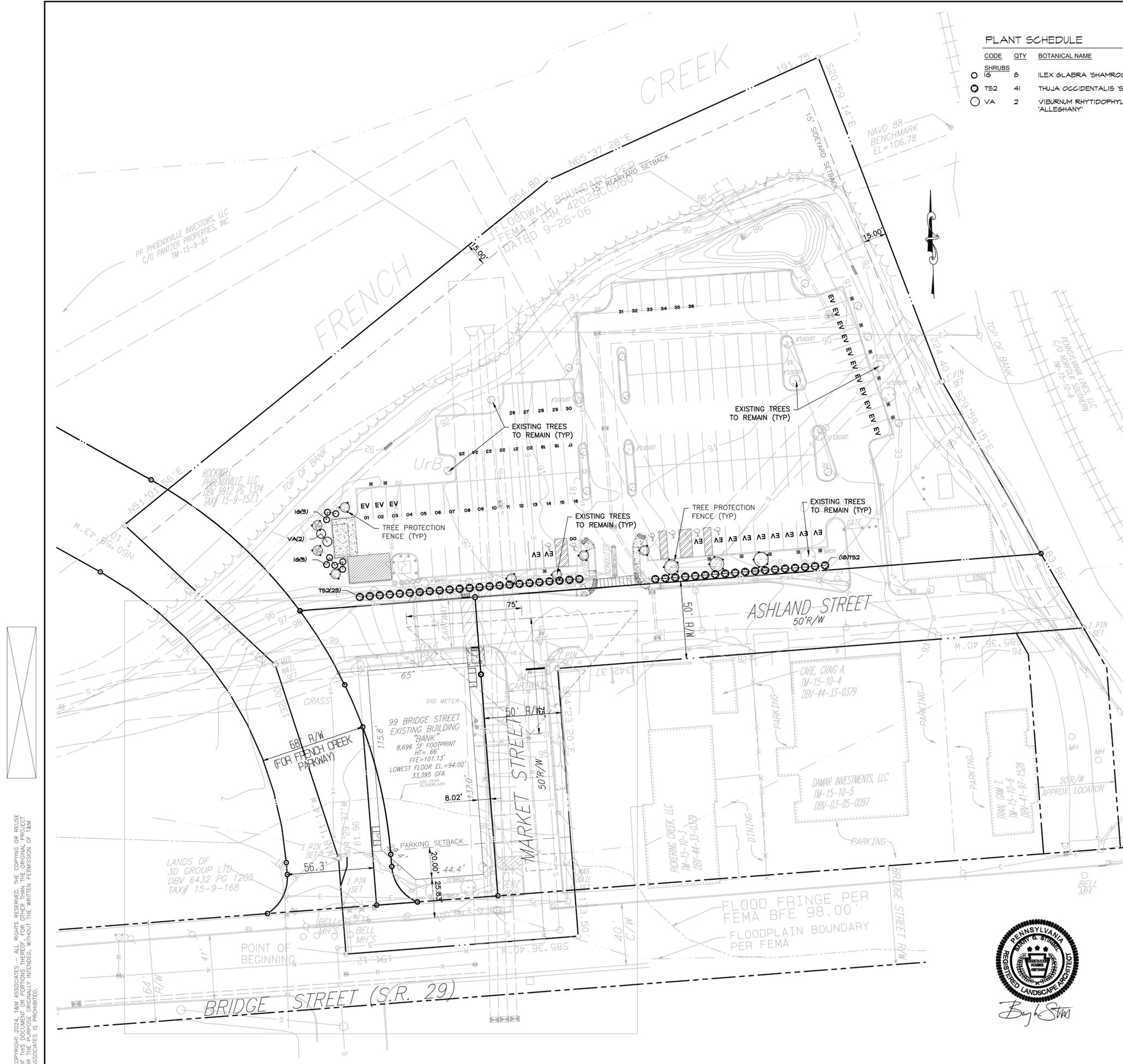
CHRISTOPHER W. JENSEN, PE
 LICENSED PROFESSIONAL ENGINEER
 STATE OF PA LICENSE NO. PE076464
 02/27/2024

ROCKWELL PHOENIXVILLE, LLC
PHOENIX CROSSING
MIXED USE APARTMENT BUILDING
 99 BRIDGE STREET, PHOENIXVILLE, PA 1940
 BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PA

SIGNAGE AND STRIPING PLAN

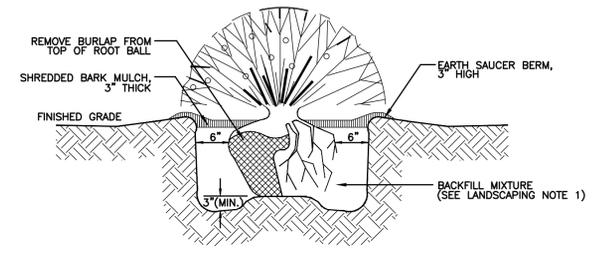


DESIGNED BY	CKS	DRAWING	SSP
CHECKED BY	CWJ	DRAWN BY	CKS
DATE	08/21/2023	SCALE	AS SHOWN
PROJ. NO.	RWD600002	SHEET	6
		OF	13

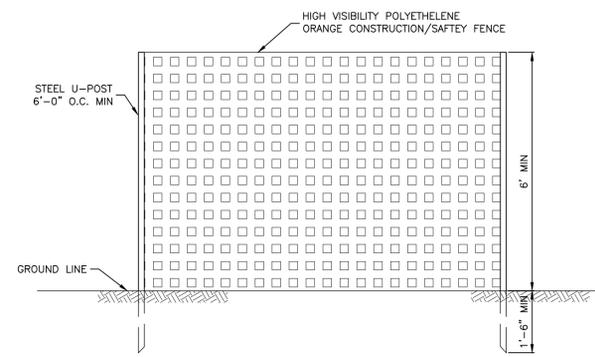


PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	REMARKS
SHRUBS						
IG	8	ILEX GLABRA 'SHAMROCK'	INKBERRY	#7	24"-30"	HEAVY SPECIMENS
TS2	41	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	B & B	6' MIN	
VA	2	VIBURNUM RHYTIDOPHYLLUM 'ALLEGHANY'	LEATHERLEAF VIBURNUM	#7	30"-36"	HEAVY SPECIMENS



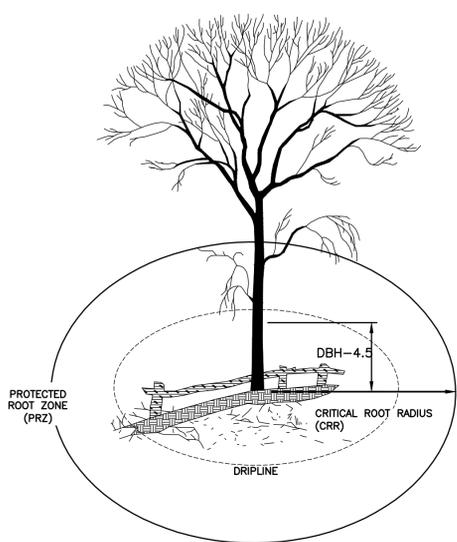
SHRUB PLANTING DETAIL
NOT TO SCALE



NOTES:

1. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCE OUTSIDE AND ALONG TREE PROTECTION ZONE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN FENCE THROUGHOUT ENTIRE DURATION OF THE PROJECT.

TREE PROTECTION FENCE
NOT TO SCALE



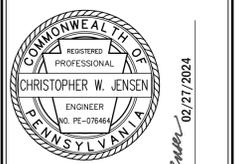
GENERAL NOTES:

1. ALL TREES WITHIN 25' OF THE CONSTRUCTION LIMITS SHALL BE PROTECTED FROM DAMAGE.
2. NO BOARDS OR OTHER MATERIALS MAY BE NAILED OR OTHERWISE ATTACHED TO ANY TREE DURING CONSTRUCTION.
3. NO FEEDER ROOTS WITHIN THE PROTECTION ZONE SHALL BE CUT OR DISTURBED.
4. DAMAGED TRUNKS OR ROOTS SHALL HAVE DAMAGED BARK REMOVED IMMEDIATELY. NO TREE PAINT SHALL BE APPLIED. EXPOSED ROOTS SHALL BE COVERED WITH TOPSOIL. WHERE DAMAGED, CONTRACTOR SHALL CUT THE ROOT CLEANLY. FOR SERIOUS DAMAGE, A PROFESSIONAL ARBORIST SHALL BE CONSULTED.
5. WHERE NECESSARY, TREE BRANCHES SHALL BE PRUNED TO NATURAL TARGETS.
6. THE TREE PROTECTION ZONE (TPZ) SHALL EXTEND TO THE DRIPLINE OF THE TREE OR ONE INCH OF DBH EQUALS TO ONE FOOT OF TPZ RADIUS, WHICHEVER IS GREATER.
7. TREE PROTECTION FENCING OR OTHER BARRIERS AROUND TREES, SHALL BE PLACED OUTSIDE OF THE TPZ.

TREE PROTECTION DURING CONSTRUCTION
N.T.S.



NO.	DATE	REVISIONS	BY	CHKD
4	02/27/2024	REVISIONS PER BOROUGH COMMENTS	CWS	
3	04/17/2024	REVISIONS PER BOROUGH COMMENTS	CWS	
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1	11/29/2023	REVISIONS PER BOROUGH COMMENTS	CWS	



CHRISTOPHER W. JENSEN, PE
LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE NO. PE-076464
02/27/2024

ROCKWELL PHOENIXVILLE, LLC
PHOENIX CROSSING
MIXED USE APARTMENT BUILDING
99 BRIDGE STREET, PHOENIXVILLE, PA 19400
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PA

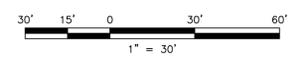
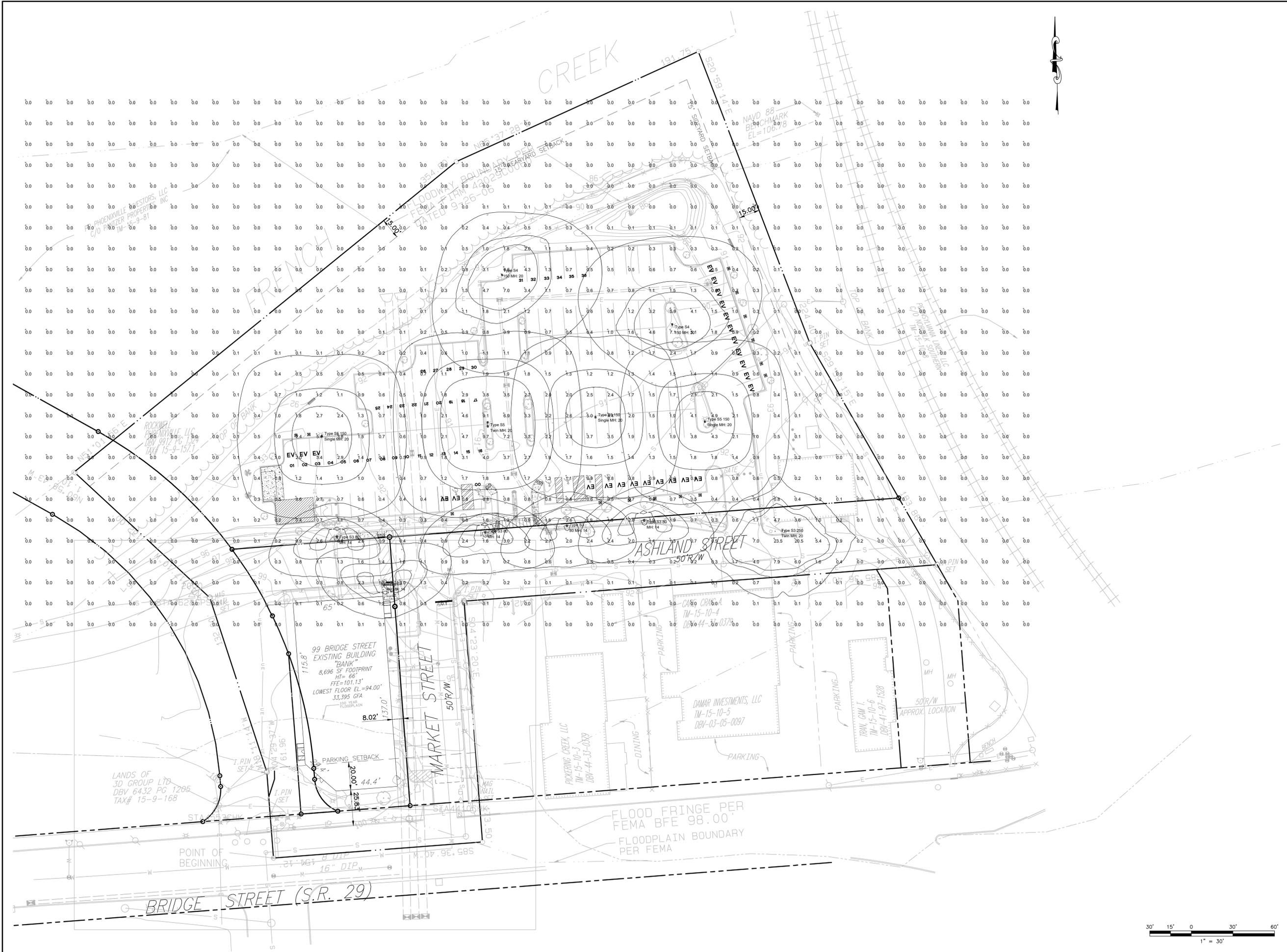


1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

DESIGNED BY	CWS	DRAWING	LSP
CHECKED BY	CWS	SHEET	7
DRAWN BY	CWS	PROJ. NO.	RWD600002
DATE	08/21/2023	OF	13

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NO.	DATE	REVISIONS	BY	CHKD
4	10/27/2024	REVISIONS PER BOROUGH COMMENTS	CKS	CWJ
3	04/17/2024	REVISIONS PER BOROUGH COMMENTS	CKS	CWJ
2	12/12/2023	REVISIONS PER BOROUGH COMMENTS	CKS	CWJ
1	11/20/2023	REVISIONS PER BOROUGH COMMENTS	CKS	CWJ

CHRISTOPHER W. JENSEN, PE

REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. PE-076464
 STATE OF PA LICENSE NO. PE076464
 DATE: 02/27/2024

ROCKWELL PHOENIXVILLE, LLC
PHOENIX CROSSING
MIXED USE APARTMENT BUILDING
 99 BRIDGE STREET, PHOENIXVILLE, PA 1940
 BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PA

1700 MARKET STREET, SUITE 3110
 PHILADELPHIA, PA 19103
 TEL 215-282-7850
 FAX 215-627-3459

OFFICES LOCATED IN:
 CALIFORNIA, INDIANA, KENTUCKY,
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 OHIO AND PENNSYLVANIA

DESIGNED BY	CKS	DRAWING	LTP-1
CHECKED BY	CWJ	SHEET	8
DRAWN BY	CKS	DATE	08/21/2023
DATE	08/21/2023	SCALE	AS SHOWN
PROJ. NO.	RWD600002	OF	13

PLANS FOR PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

Luminaire Schedule									
Symbol	Qty	Label	Description	Arrangement	LLD	LDD	BF	UDF	LLF
	1	Type S5 Twin	AR13-48N-MV-WW-5-BK-190-PCR7-CR/RWL-S/RME-XBP	BACK-BACK	0.900	0.800	1.000	1.000	0.720
	3	Type S5 150 Single	AR13-48N-MV-WW-5-BK-190-PCR7-CR/RWL-S/RME-XBP	SINGLE	0.900	0.800	1.000	1.000	0.720
	2	Type S4 150	AR13-48N-MV-WW-4-BK-190-PCR7-CR/RWL-S/RME-XBP	SINGLE	0.900	0.800	1.000	1.000	0.720
	5	Type S3 80	IRV-LE080-X2-30-CR3-PKSF-PCR7-CR/RWL-S/RME-XBP	SINGLE	0.900	0.800	1.000	1.000	0.720
	1	Type S3 250 Twin	250w MH Type III (Customer To Confirm Wattage, Lamp Type and Distribution)	TWIN	0.690	0.900	0.950	1.000	0.590

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	LVRatio	Grid Z
Ashland Street_Illum	Illuminance	Fc	1.15	2.6	0.3	3.83	8.67	N.A.	0
Ashland Street_Luminance	Luminance	Cd/Sq.m	0.81	2.5	0.2	4.05	12.50	N.A.	0
Ashland Street_Veill_Lum	Veiling Luminance	Cd/Sq.m	0.13	0.6	0.1	1.30	6.00	0.74	0
Ashland Street_Vis_Level	Visibility Level	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0
Ashland Street_Vis_Level_Bkgd_Lu	Background Luminance	Cd/Sq.m	1.28	6.2	0.2	6.40	31.00	N.A.	0
Ashland Street_Vis_Level_Target_	Target Luminance	Cd/Sq.m	1.69	5.1	0.0	N.A.	N.A.	N.A.	0
Parking Lot	Illuminance	Fc	1.66	8.8	0.3	5.53	29.33	N.A.	0

THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURERS.

ANY SUBSTITUTION REQUESTS MUST BE SUBMITTED 15 DAYS PRIOR TO THE BID AND MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE FIXTURES IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN.

ALL EXTERIOR LIGHTING PLANS SHALL BE SUBMITTED 15 DAYS PRIOR TO THE BID TO THE LOCAL LIGHTING AUTHORITY TO DETERMINE IF ALL OF THE LOCAL LIGHTING REQUIREMENTS HAVE BEEN MET.

INSTALLATION NOTES:

- 1.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UNDERGROUND STRUCTURES AND UTILITIES, SUCH AS WATER MAINS, SANITARY AND STORM SEWERS, TELEPHONE AND ELECTRIC CONDUITS, AND GAS LINES, ETC. AND ABOVE GROUND UTILITIES WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION OPERATIONS.
- 2.) DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL ELEVATIONS, INVERTS, AND DIMENSIONS IN THE FIELD PRIOR TO THE COMMENCEMENT OF WORK.
- 3.) THE PENNSYLVANIA ONE CALL NUMBER IS 1-800-242-1776. THE CONTRACTOR IS REQUIRED TO SUBMIT VERIFICATION TO THE MUNICIPALITY THAT A ONE "ONE-CALL" HAS BEEN PLACED PRIOR TO THE START OF DEMOLITION WORK.
- 4.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS FROM THE MUNICIPALITY RELATIVE TO THE PROPOSED PROJECT.
- 5.) THE CONTRACTOR SHALL REPAIR ALL UTILITY TRENCHING WORK LOCATED WITHIN EXISTING PAVED STREETS.
- 6.) THE CONTRACTOR SHALL COMPLY WITH ALL CITY, STATE, AND FEDERAL REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION.
- 7.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL.
- 8.) THE CONTRACTOR SHALL REMOVE ALL TEMPORARY FENCING, GATES, COVERED PEDESTRIAN WALKWAYS, TRAFFIC BARRIERS, AND SIGNAGE AT THE COMPLETION OF THE PROJECT. ALL AREAS DISTURBED AS A RESULT OF THE INSTALLATION OF THESE TEMPORARY CONTROLS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
- 9.) THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF SHOWN IN THE LUMINAIRE SCHEDULE.
- 10.) THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED.
- 11.) ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDLES (FC).
- 12.) THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.

CALCULATION NOTES:

CUSTOMER TO CONFIRM EXISTING FIXTURES, LAMP WATTAGES, DISTRIBUTION TYPES, MOUNTING HEIGHTS AND FIXTURE ORIENTATIONS.

THE LIGHT LOSS FACTOR IS A PRODUCT OF MANY VARIABLES. IT IS UP TO THE FINAL REVIEWING AGENCY TO DETERMINE THE APPROPRIATE LIGHT LOSS FACTOR.

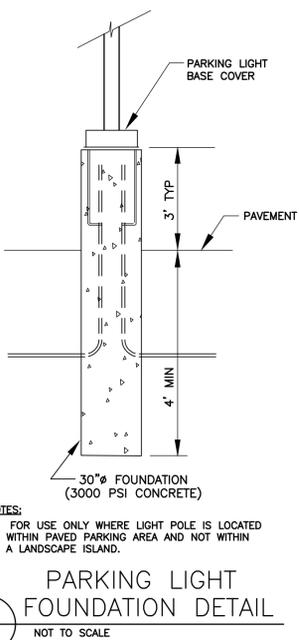
ILLUMINATION VALUES SHOWN (IN FOOT-CANDLES) ARE THE PREDICTED RESULTS FOR PLANES OF THE CALCULATION EITHER HORIZONTAL, VERTICAL, OR INCLINED AS DESIGNATED IN THE CALCULATION SUMMARY.

LIGHTING CONTROLS AND SURGE PROTECTION: ALL NEW FIXTURES ARE TO BE EQUIPPED WITH DIMONOFF RME-XBP PHOTOCELLS AND ABLE POWER PRODUCTS RWL-S SURGE DEVICE. FIXTURES MUST BE EQUIPPED WITH ALL-MODE PROTECTION (L-N, L-G, N-G). SURGE PROTECTION INTEGRAL TO THE PHOTOCONTROL SHOULD HAVE 3 MODES OF PROTECTION, LINE-TO-NEUTRAL, LINE-TO-GROUND AND NEUTRAL-TO-GROUND. THE MINIMUM SURGE PROTECTION SPECIFICATIONS SHOULD BE 10KA IN, 25KA IMAX AND 20KV UOC.

SET ONE SMART PHOTOCELL TO CONTROL ALL OTHER SITE LIGHTING FIXTURES (DIMONOFF #RME-XBP).

FOR PRICING AND COMMISSIONING, PLEASE CONTACT INDEPENDENCE LIGHTING:

INDEPENDENCE LIGHTING
KENT LAZOR
PHONE: 810-363-5271
EMAIL: KLAZOR@COMCAST.NET



EL QS20S4SQ125 20 Foot Square Steel Light Pole, 4 Inch Width, 11 Gauge, Dark Bronze, Quick Ship

Job Site: _____ State: _____ Client Name: _____ Date: _____
Notes: _____ Approvals: _____

Product Description

Pole Top Options: A removable pole cap is provided if the pole is drilled for attaching light fixtures. The drill pattern and drill orientation needs to be provided by the customer unless Energy Light fixtures are used for the project. If tenon option is selected, a steel tenon will be provided. A 2 3/8 inch diameter tenon with 4 inch length is standard; however, the customer needs to confirm the appropriate tenon size required for the project.

Pole Shaft and Height: 4 inch square 11 gauge commercial grade steel with minimum yield strength of 50,000 psi. Pole height is 20 ft.

Handhole: 2" X 4" size handhole is located at 18 inches from the base. Handhole cover with 2 screws is provided. A ground lug with set screw is located near the handhole opening for proper grounding of the pole.

Color: Dark Bronze.

Anchor Bolts: A set of 4 galvanized steel anchor bolts is provided with each pole assembly. Each anchor bolt includes 2 nuts and 2 washers. Top portion of the anchor bolt is threaded for securing and leveling the pole with the provided nuts and washers. An actual size paper anchor bolt template is provided.

Bolt Circle: 8-1/2" (Bolt Circle Range 8"-11")

Base Cover: Two-piece ABS plastic base cover is provided.

Warranty: 5 Years.

Foundation design: Foundation should be designed by an engineer familiar with local soil and wind conditions as well as local code where the pole(s) will be installed.

2-Piece Base Cover	Maximum EPA with 1.3 Gust Factor (Square Feet)	Pole Weight (lbs)
	90 mph 100 mph 110 mph 120 mph	
	8 5.75 4.3 3.1	138

Base Plate	Anchor Bolt
4 Slots, 90° Apart Bolt Circle: 8.5"	Anchor Bolt Dim. 3/4"x17"x3"

Disclaimer: All dimensions and specifications are subject to change without any notice. Energy Light, Inc. is not responsible for any claims arising from improper loading (what is attached to the light pole), improper use, incorrect foundation design and/or installation.

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LEOTEK Project Type Catalog No.

ARIETA® 13 Architectural LED Area Luminaire
AR13 N-Series Specification Data Sheet

Luminaire Data
Weight 15.4 lbs [7 kg]
EPA 0.47 ft²

Ordering Information
Sample Catalog No. AR13 48N MV WW 5 BK 190 MSL3

Product	LED Code	Voltage	Nominal Color Temperature	Distribution	Finish ¹	Output Code ²	Options
AR13	48N	MV 120-277V HV 347-480V	WW 3000K	2 Type 2 3 Type 3 4 Type 4 5 Type 5 AFR Auto Front Row	BK Black DB Dark Bronze (RAL6022) DB1 Dark Bronze (RAL6022) WH White GY Gray NA Natural Aluminum	WW - 3000K	BLS ³ Back Light Shield (Factory Installed)
						030	FDC ⁴ Fixed Output Code
						040	PCR ⁵ NEMA Photocontrol
						055	PCR ⁷ ANSI 7-wire Photocontrol
						060	PCR ⁷ ANSI 7-wire Photocontrol
						100	PCR ⁷ -CR ⁶ Control Ready 7-wire Photocontrol
						120	MSL ⁷ Motion Sensor with L7 Lens
						150	MSL ⁷ Motion Sensor with L3 Lens
						170	SP2 20K/10KA Surge Protector
						190	NW - 4000K
						200	CW - 5000K
							NW 4000K
	CW 5000K		PND2 ⁸ Part-Night Dimming				
			040 PND2 ⁸ Part-Night Dimming				
			060 ORR Optics Rotated Right				
			080 ORL Optics Rotated Left				
			100 WL Utility Wattage Label				
			120				
			140				
			160				
			180				
			200				

Accessories⁹

- BLS Enhanced Back Light Shield
- RPA¹⁰ Round Pole Adapter
- PTF1¹¹ Square Pole Top Fitter Single
- PTF2¹¹ Square Pole Top Fitter Twin at 180°
- PTF4¹¹ Square Pole Top Fitter Quad
- WM¹² Wall Mount
- BSK Bird Deterrent Spider Kit
- LLPC¹³ Long-Life Twist Lock Photocontrol
- SC Twist Lock Shorting Cap
- FSR100 Motion Sensor Configuration Tool

¹ Black, Dark Bronze, White, Gray, or Natural Aluminum standard. DB (RAL6022) is our original dark bronze. DB1 (RAL8019) is a new dark bronze option. Consult factory for other finishes. See page 2 for specifications.

² Specified output code set at the factory set. Includes fixture mounted output selector that enables field adjustable light levels.

³ Flush mounted enhanced back light shield, factory installed.

⁴ No field adjustable output. Specified output code set at the factory.

⁵ Includes output selector that enables field adjustability of light levels. Field changeable connectors included to enable dimming connection to PCR7 (wireless node dimming is disabled by default).

⁶ Control-ready wired at factory for wireless node dimming. Output selector not included in fixture. Not able to adjust above specified drive current.

⁷ See L7 or L3 Lens coverage details on page 4. Consult factory for MS specified with ANSI 7-wire Photocontrol. PCR option is required for On/Off control using light detection. Not available in HV.

⁸ For PND profile options see page 5. Only available with MV (120-277V).

⁹ Specify Color (GY, DB, BK, WH, NA)

¹⁰ Specify MV (120-277V) or HV (347V-480V)

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Page 1

LEOTEK Project Type Catalog No.

ARIETA® 13 Architectural LED Area Luminaire
AR13 N-Series Specification Data Sheet

Luminaire Data
Weight 15.4 lbs [7 kg]
EPA 0.47 ft²

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			140				
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⁸ For PND profile options see page 5. Only available with MV (120-277V).

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NO.	DATE	REVISIONS	BY
4	10/27/2024	REVISIONS PER BOROUGH COMMENTS	CWS
3	04/17/2024	REVISIONS PER BOROUGH COMMENTS	CWS
2	12/12/2023	REVISIONS PER BOROUGH COMMENTS	CWS
1	11/20/2023	REVISIONS PER BOROUGH COMMENTS	CWS

CHRISTOPHER W. JENSEN, PE

REGISTERED PROFESSIONAL ENGINEER
PENNSYLVANIA
NO. PE-076464

02/27/2024

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE NO. PE 076464

ROCKWELL PHOENIXVILLE, LLC
PHOENIX CROSSING
MIXED USE APARTMENT BUILDING
99 BRIDGE STREET, PHOENIXVILLE, PA 19480
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PA

AND

1700 MARKET STREET, SUITE 3110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY,
MASSACHUSETTS, MICHIGAN, NEW JERSEY,
OHIO AND PENNSYLVANIA

DESIGNED BY CWS
CHECKED BY CWS
DRAWN BY CWS
DATE 08/21/2023
SCALE AS SHOWN
PROJ. NO. RWD00002

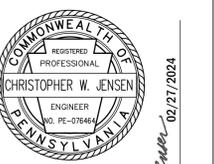
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OF 13

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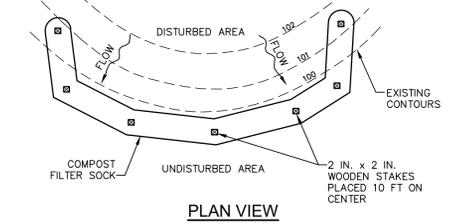
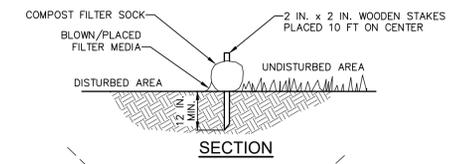
EROSION AND SEDIMENT GENERAL NOTES

1. SHOULD EARTH BE EXPOSED IN CONJUNCTION WITH DEMOLITION AND/OR INSTALLATION OF ADA RAMP, CONCRETE SIDEWALK, CONCRETE CURBS, OR OTHER SITE IMPROVEMENTS, CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT SEDIMENT LADEN RUN OFF FROM LEAVING THE DISTURBED AREA.
2. CONTRACTOR SHALL COMPLY WITH ALL BOROUGH AND COUNTY REQUIREMENTS RELATED TO EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES.
3. AREA OF DISTURBANCE LIMITED TO ADA CURB RAMP IMPROVEMENTS. PROPOSED LIMIT OF DISTURBANCE = 1,737 SF (0.04 AC)

NO.	DATE	REVISIONS	BY	CHKD
4	02/27/2024	REVISIONS PER BOROUGH COMMENTS	CKS	
3	04/17/2024	REVISIONS PER BOROUGH COMMENTS	CKS	
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1	11/20/2023	REVISIONS PER BOROUGH COMMENTS	CKS	



CHRISTOPHER W. JENSEN, PE
 LICENSED PROFESSIONAL ENGINEER
 STATE OF PA LICENSE NO. PE076464
 02/27/2024

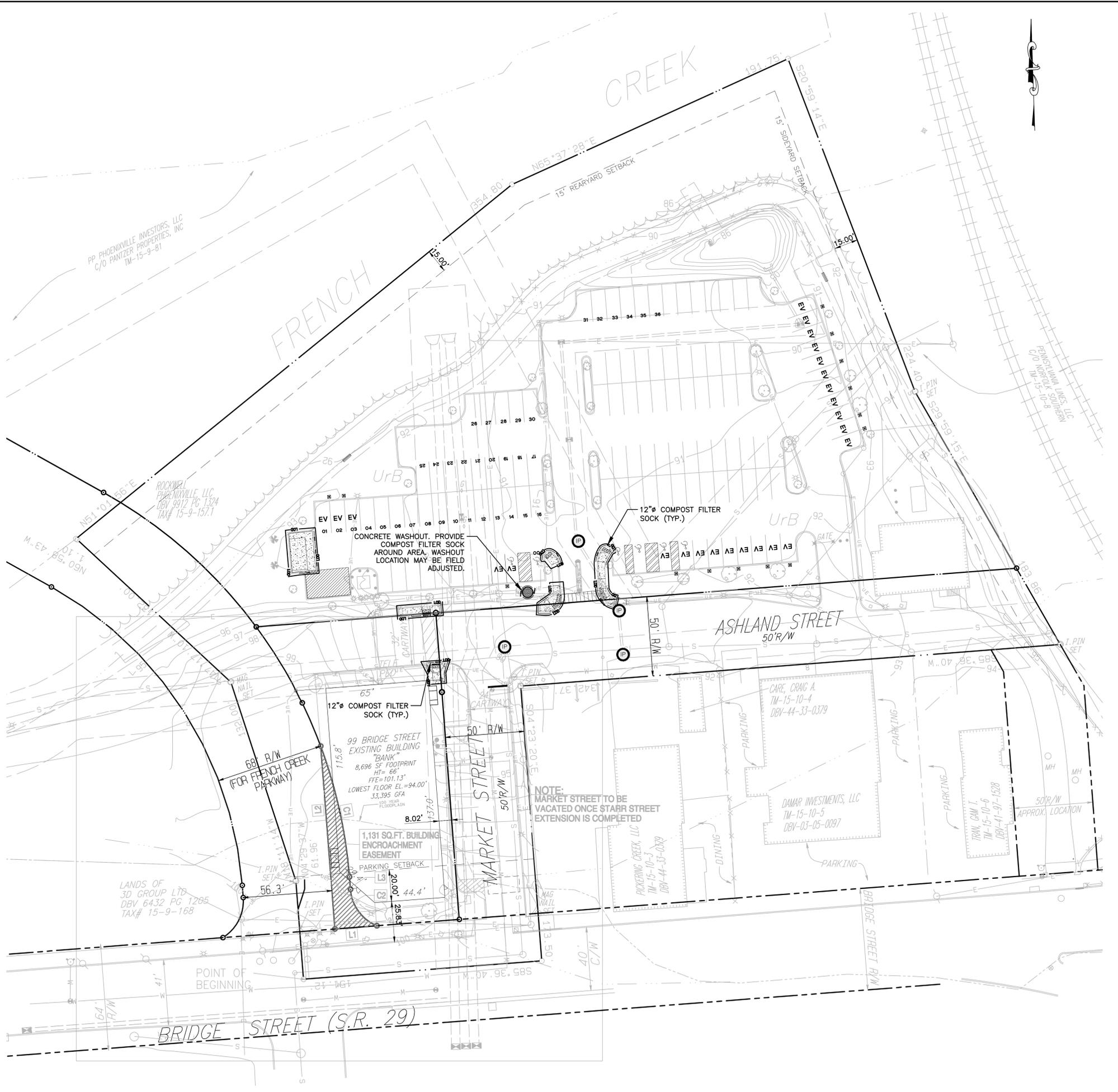
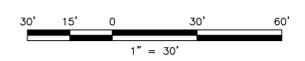


NOTES:
 SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.
 COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP-SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.
 TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
 ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
 COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
 BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

**STANDARD CONSTRUCTION DETAIL #4-1
 COMPOST FILTER SOCK**
 NOT TO SCALE

PROPOSED E&S CONTROLS

- 12" SILT SOXX
- CONCRETE WASHOUT WITH CONCRETE FILTER SOCK
- INLET PROTECTION



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ROCKWELL PHOENIXVILLE, LLC
PHOENIX CROSSING
MIXED USE APARTMENT BUILDING
 99 BRIDGE STREET, PHOENIXVILLE, PA 1940
 BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PA



OFFICES LOCATED IN:
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 MASSACHUSETTS, MICHIGAN, NEW JERSEY,
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DRAWN BY	CKS	DATE	08/21/2023
DATE	08/21/2023	SCALE	AS SHOWN
PROJ. NO.	RWD600002		OF 13

LEGEND

(ORIENTATION & SIZE MAY VARY)

Table with 2 columns: Symbol/Line Style and Description. Includes items like EX. CONCRETE CURB LINE, EX. INLET, EX. MANHOLE, EX. TREE, EX. WATER VALVE, INFILTRATION TEST LOCATION, EX. TEST PIT, EX. CLEANOUT, EX. FENCE, EX. TRELINE, PROPERTY LINE, EX. ADJOINING PROPERTY LINE, EX. RIGHT-OF-WAY LINE, EX. EASEMENT LINE, EX. GAS LINE, EX. SANITARY SEWER, EX. WATER LINE, EX. CABLE TELEVISION CONDUIT, EX. OVERHEAD ELECTRIC, EX. UNDERGROUND ELECTRIC, EX. UNDERGROUND TELEPHONE, EX. STORM SEWER, FLOODWAY BOUNDARY, FLOOD FRINGE BOUNDARY, FLOODPLAIN BOUNDARY, PROP. EASEMENT LINE, LIMIT OF DISTURBANCE, TREE PROTECTION, EX. SIGN, EX. LIGHT POLE, EX. FIRE HYDRANT, EX. POLE, EX. CONTOUR, EX. SPOT ELEVATION, EX. BUILDING, EXISTING STEEP SLOPES (15% - 25%), EXISTING STEEP SLOPES (>25%), DEMO EX. PAVEMENT, DEMO OBJECT, DEMO STRIPING, EX. METAL PIN, PROP. CONCRETE MONUMENT, DETECTABLE WARNING SURFACE (DWS), ELECTRIC VEHICLE CHARGING STATION (EVCS), PROP. OPEN SPACE, PROP. BENCH.

BOROUGH OF PHOENIXVILLE STANDARD NOTES

- 1. THE BOROUGH OF PHOENIXVILLE'S APPROVAL OF THIS PLAN, AS A (PRELIMINARY / FINAL) LAND DEVELOPMENT PLAN, PURSUANT TO THE BOROUGH OF PHOENIXVILLE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE NO. 2267, AS AMENDED, WAS MADE BY BOROUGH RESOLUTION NO. WHICH WAS ADOPTED ON THIS PLAN SHOWS THE CONDITIONS OF ITS APPROVAL PER RESOLUTION... THE CONDITIONS BIND OWNERS, DEVELOPERS AND USERS OF THE HEREBY DEVELOPED AND/OR SUBDIVIDED AND THEIR HEIRS, SUCCESSORS AND ASSIGNS...
2. ALL CONDITIONS OF PLAN APPROVAL SHOWN ON THIS PLAN, AND OFFERS OF DEDICATION, SHALL RUN WITH THE LAND FOREVER AND SHALL BE ENFORCEABLE BY THE BOROUGH...
3. THE APPLICANT REPRESENTS TO THE BOROUGH THAT THE APPLICANT HAS ALL THE PROPERTY RIGHTS NECESSARY TO MAKE THE APPLICATION AND, AT THE TIME ANY PERMITS FOR THE IMPLEMENTATION OF THE PLAN ARE ISSUED AND/OR WORK COMMENCED, WILL HAVE ALL THE RIGHTS NECESSARY TO IMPLEMENT THE PLAN COMPLETELY IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND WITHOUT VIOLATING THE PROPERTY RIGHTS OF OTHERS...
4. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW," BEFORE BRINGING ACCESS TO A STATE HIGHWAY TO A LIMITED ACCESS "LIMITED ACCESS" STATE HIGHWAY SHALL BE ONLY AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT...
5. ALL AREAS SHOWN AS OPEN OR REQUIRED TO BE (AT THE TIME THE BOROUGH ADOPTED RESOLUTION NO.) OPEN SPACE OR COMMON AREA SHALL BE USED ONLY AS OPEN UNDEVELOPED AREAS AND SHALL NOT BE FURTHER SUBDIVIDED OR ALIENATED SO AS TO CREATE ANY RIGHTS THAT COULD INFRINGE ON THIS OPEN SPACE USE LIMITATION...
6. AT THE BOROUGH'S REQUEST, THE PROPERTY OWNER SHALL EXECUTE AND RECORD, WITH THE APPROPRIATE OFFICES AND OFFICIALS AND IN THE APPROPRIATE AND LEGALLY EFFECTIVE MANNER FOR THE PURPOSE, ALL DOCUMENTS, PLANS, DEEDS AND DECLARATIONS (COLLECTIVELY "RECORDINGS") REQUIRED TO BE RECORDED, BY APPLICABLE RECORDING OFFICES, IN CONNECTION WITH THE PLAN APPROVAL AND IMPLEMENTATION...
7. AT THE BOROUGH'S REQUEST, THE PROPERTY OWNER WILL EXECUTE, ACKNOWLEDGE AND DELIVER ALL DOCUMENTS, DEEDS AND INSTRUMENTS NECESSARY OR APPROPRIATE, IN THE OPINION OF THE BOROUGH SOLLICITOR, TO IMPLEMENT THIS PLAN AND TO RECORD ALL INSTRUMENTS, DEEDS, COVENANTS, EASEMENTS AND/OR RIGHTS-OF-WAY WHICH ARE REQUIRED BY THE TERMS OF FINAL PLAN APPROVAL AND/OR NOTES ON THIS PLAN TO BE CONVEYED TO THE BOROUGH...
8. THE BOROUGH MAY WITHHOLD BUILDING AND/OR OCCUPANCY PERMITS AND/OR REFUSE TO ACCEPT DEDICATION OF IMPROVEMENTS AND/OR RELEASE IMPROVEMENT SECURITY IF THE LAND DEVELOPMENT AND/OR SUBDIVISION IS/ARE NOT AND IS/ARE NOT IN FULL COMPLIANCE WITH ALL APPLICABLE REGULATIONS...
9. THE STREETS, STREET RIGHTS-OF-WAY AND STREET DRAINAGE RIGHTS, PUBLIC WATER SUPPLY FACILITIES AND THE EASEMENTS THEREOF AND THE PUBLIC SANITARY SEWER SYSTEM AND THE EASEMENTS THEREOF AS SHOWN ON THE PLAN ARE OFFERED HEREIN FOR DEDICATION TO THE BOROUGH PERPETUALLY AND IRREVOCABLY...
10. UTILITY SYSTEM SHALL BE INSTALLED AND/OR EASEMENT FOR SUCH SYSTEM GRANTED, WITHIN ANY RIGHT-OF-WAY AND/OR EASEMENT FOR ANY ROAD, STREET, SEWER, WATER SUPPLY AND/OR STORMWATER MANAGEMENT FACILITY, PROPOSED TO BE DEDICATED TO THE BOROUGH, UNLESS AND UNTIL THE PLANS FOR SUCH UTILITY SYSTEM AND/OR EASEMENT AND THE TIMING OF ITS CONSTRUCTION ARE APPROVED BY THE BOROUGH ENGINEER IN WRITING...
11. IF THE BOROUGH ACCEPTS, FROM THE DEVELOPER, THE DEVELOPER'S SUCCESSOR OR ASSIGN OR ANY OTHER GRANTEE, A DEED OR OTHER INSTRUMENT OF DEDICATION FOR ANY IMPROVEMENT, THE DEVELOPER AND ITS SUCCESSORS AND ASSIGNS SHALL HOLD THE BOROUGH HARMLESS AND DEFEND THE BOROUGH AND ALL BOROUGH OFFICIALS, FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, SUITS, JUDGMENTS AND LIABILITIES WHATSOEVER RESULTING FROM THE NEGLIGENT CONSTRUCTION, DESIGN AND/OR INSPECTION OF THE IMPROVEMENTS...
12. ALL TREES EXISTING IN AND/OR PLANTED IN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED IN GOOD HEALTH AND SAFE CONDITION, AT ALL TIMES BY THE FEE OWNER OF THE PART OF THE PROPERTY WHERE THE TREE IS LOCATED...
13. THIS SHEET IS PART OF A LAND DEVELOPMENT PLAN SET ON RECORD AT THE MUNICIPALITY OF JURISDICTION...
14. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES...
15. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS...
16. THE CONTRACTOR IS TO EXERCISE CARE WHEN PERFORMING WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES AND FACILITIES THAT ARE TO REMAIN...
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECTION CABLES, CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION...
18. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO EXISTING ITEMS DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, SIDEWALK, ETC. REPAIR SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS...
19. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS NOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM THE SAME...
20. NEITHER THE PROFESSIONAL ACTIVITIES OF T&M ASSOCIATES NOR THE PRESENCE OF ASSOCIATES OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY REGULATIONS...
21. T&M ASSOCIATES SHALL REVIEW AND COMMENT OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS SUCH AS SHOP DRAWINGS, PRODUCT DATA SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS...
22. THIS SHEET IS PART OF A LAND DEVELOPMENT PLAN SET ON RECORD AT THE MUNICIPALITY OF JURISDICTION...
23. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ANY EXISTING MONITORING WELLS...
24. NO WETLANDS WERE OBSERVED ON SITE...
25. BUILDING NUMBERING MUST COMPLY WITH FIRE CODE AND UNIT NUMBERING MUST BE DESIGNED WITH EASE OF ACCESS FOR PUBLIC SAFETY PERSONNEL...
26. THE APPLICANT SHALL COORDINATE WITH THE BOROUGH REGARDING IMPACTS TO CONTINUOUS USE OF THE SCHUYLKILL RIVER TRAIL DURING CONSTRUCTION...
15. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
16. THE CONTRACTOR IS TO EXERCISE CARE WHEN PERFORMING WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES AND FACILITIES THAT ARE TO REMAIN. CONSIDERATION SHALL BE GIVEN TO THE NECESSITY OF CONSTRUCTION MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT TO REMAIN, AND PROVIDE A SAFE WORK AREA.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECTION CABLES, CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION.
18. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO EXISTING ITEMS DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, SIDEWALK, ETC. REPAIR SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO PROVIDE DOCUMENTATION OF THE CONDITION OF EXISTING ITEMS TO THE OWNER'S DESIGNATED REPRESENTATIVE PRIOR TO CONSTRUCTION START.
19. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS NOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM THE SAME. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFICATION OF OWNER AND ENGINEER OF RECORD IN WRITING WHEN A CONFLICT IS IDENTIFIED.
20. NEITHER THE PROFESSIONAL ACTIVITIES OF T&M ASSOCIATES NOR THE PRESENCE OF ASSOCIATES OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY REGULATIONS REQUIRED BY ANY REGULATORY AGENCIES. T&M ASSOCIATES AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE CONTROL OVER THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HEREIN IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS HE BEEN RETAINED FOR SUCH PURPOSES. T&M ASSOCIATES SHALL BE INDEMNIFIED BY THE CONTRACTOR AND SHALL BE MADE AN ADDITIONAL INSURED UNDER THE CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
21. T&M ASSOCIATES SHALL REVIEW AND COMMENT OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS SUCH AS SHOP DRAWINGS, PRODUCT DATA SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS. COORDINATION OF THE WORK WITH OTHER TRADES AND CONSTRUCTION SAFETY PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. T&M ASSOCIATES' REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT T&M ASSOCIATES HAS REVIEWED THE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. T&M ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF T&M IN WRITING BY THE CONTRACTOR. T&M ASSOCIATES SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OR CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
22. THIS SHEET IS PART OF A LAND DEVELOPMENT PLAN SET ON RECORD AT THE MUNICIPALITY OF JURISDICTION.
23. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ANY EXISTING MONITORING WELLS.
24. NO WETLANDS WERE OBSERVED ON SITE.
25. BUILDING NUMBERING MUST COMPLY WITH FIRE CODE AND UNIT NUMBERING MUST BE DESIGNED WITH EASE OF ACCESS FOR PUBLIC SAFETY PERSONNEL, WITH FINAL APPROVAL BY FIRE CHIEF.
26. THE APPLICANT SHALL COORDINATE WITH THE BOROUGH REGARDING IMPACTS TO CONTINUOUS USE OF THE SCHUYLKILL RIVER TRAIL DURING CONSTRUCTION. THE APPLICANT AGREES TO MAINTAIN CONTINUOUS USE OF THE SCHUYLKILL RIVER TRAIL TO THE EXTENT FEASIBLE AND TO PROVIDE DETOURS AND SIGNAGE DURING NECESSARY CLOSURES, SUBJECT TO THE APPROVAL OF THE BOROUGH.

GENERAL UTILITIES NOTES

- 1. EXISTING UTILITY CONNECTIONS SHALL REMAIN AND ARE ASSUMED TO ADEQUATELY SERVICE THE BUILDING. ANY UPGRADE TO SERVICE AND/OR CAPACITY SHALL BE COORDINATED WITH THE UTILITY SERVICE PROVIDER. ALL NEW UTILITIES/SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
2. THE LOCATION OF ALL EXISTING SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY BY LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, REMOVAL OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS CONFLICTS SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER.
3. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
4. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY WORK AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATIONS THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS (THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY ARCHITECT). THE CONTRACTOR SHALL COORDINATE RETURN OF SERVICE OF UTILITIES WITH THE INDIVIDUAL COMPANIES TO AVOID CONFLICTS. IN ADDITION TO MEETING THE UTILITY OWNER REQUIREMENTS, THE UTILITY TIE-INS/CONNECTIONS SHALL BE COORDINATED. THIS SHALL BE COMPLETED PRIOR TO RETURN OF SERVICE TO THE EXISTING UTILITY. WHERE CONFLICTS EXIST WITH THESE PLANS, THE ENGINEER OF RECORD SHALL BE NOTIFIED IN WRITING TO RESOLVE SAID CONFLICTS PRIOR TO CONSTRUCTION.
6. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED. IF REQUIRED, THE SANITARY CLEANOUT TOPS SHALL BE REINSTALLED IN THE SAME MANNER AS THE ORIGINAL CLEANOUTS.
7. ALL WATER AND SEWER SHOWN SERVICING THE APARTMENT COMPLEX ARE PRIVATE UTILITIES THAT ARE SUBJECT TO COMPLIANCE WITH THE BOROUGH OF PHOENIXVILLE PLUMBING CODE.
8. ALL INTERNAL WATER AND SEWER LINES ARE CONSIDERED PRIVATE AND SUBJECT TO COMPLIANCE WITH THE BOROUGH PLUMBING CODE.

PUBLIC UTILITIES NOTES

- 1. ALL PUBLIC UTILITIES REQUIRED TO SERVICE THIS LAND DEVELOPMENT SHALL BE PLACED UNDERGROUND EXCEPT FOR THOSE EXCEPTIONS NECESSARY TO PERMIT THE OVERALL INSTALLATION OF THE UTILITIES - OR EXCEPT FOR TEMPORARY CONSTRUCTION SERVICE.
2. UTILITY SERVICE PROVIDERS:
SEWER SERVICE: (610) 933-8801
BOROUGH OF PHOENIXVILLE
WATER SERVICE: (610) 933-1249
BOROUGH OF PHOENIXVILLE
ELECTRIC SERVICE: (800) 494-4000
PROPOSED GAS SERVICE: (800) 494-4000
PECO

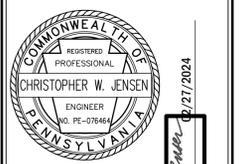
GENERAL NOTES

- 1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS, SPECIFICATIONS, AND REFERENCED DOCUMENTS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION...
2. ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVEGROUND INSPECTION OF THE SITE...
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED...
4. ALL PROPOSED IMPROVEMENTS SHALL COMPLY WITH THE "AMERICAN DISABILITIES ACT", "ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES", AND THE "PENNSYLVANIA UNIVERSAL ACCESSIBILITY ACT".
5. THIS PLAN SHALL NOT BE USED FOR BUILDING STAKEOUT PURPOSES...
6. THE BUILDING FOOTPRINTS DEPICTED HEREON HAVE BEEN TRANSFERRED FROM ARCHITECTURAL PLANS...
7. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH PENNDOT "PUBLICATION 408", LATEST EDITION, MUNICIPAL STANDARDS AND SPECIFICATIONS...
8. SIGNED/SEALED STRUCTURAL DESIGN CALCULATIONS AND CONSTRUCTION DETAILS OF PROPOSED RETAINING WALLS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE PROJECT ENGINEER AND BOROUGH FOR APPROVAL PRIOR TO CONSTRUCTION...
9. CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS AND COMPLETE ALL WORK INDICATED OR IMPLIED ON THE PROJECT PLANS AND/OR SPECIFICATIONS...
10. THE CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY/ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION...
11. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION...
12. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION...
13. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURE/MEP PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY SERVICE LOCATIONS AND SITE ELECTRICAL DESIGN...
14. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE...
15. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS...
16. THE CONTRACTOR IS TO EXERCISE CARE WHEN PERFORMING WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES AND FACILITIES THAT ARE TO REMAIN...
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18. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO EXISTING ITEMS DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, SIDEWALK, ETC. REPAIR SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS...
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20. NEITHER THE PROFESSIONAL ACTIVITIES OF T&M ASSOCIATES NOR THE PRESENCE OF ASSOCIATES OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY REGULATIONS...
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BOROUGH OF PHOENIXVILLE STANDARD DEFINITIONS

- APPLICANT - THE PERSON(S) AND/OR ENTITY(ES) WHO OR WHICH HAS SUBMITTED THIS PLAN TO THE BOROUGH FOR APPROVAL PURSUANT TO THE BOROUGH'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
APPLICANT - THE PERSON(S) AND/OR ENTITY(ES) WHO OR WHICH IMPLEMENTS THE LAND DEVELOPMENT SHOWN ON THIS PLAN.
DEVELOPER - THE PERSON(S) OR ENTITY(ES) WHO OR WHICH IMPLEMENTS THE LAND DEVELOPMENT SHOWN ON THIS PLAN.
HOMEOWNERS ASSOCIATION - A PENNSYLVANIA NON-PROFIT CORPORATION TO BE INCORPORATED AND SET UP BY THE DEVELOPER...
PROPERTY OWNER - ALL THE LEGAL AND EQUITABLE OWNERS OF THE PROPERTY AND THEIR HEIRS, SUCCESSORS AND ASSIGNS.
PROPERTY - THE PROPERTY WHICH IS SUBDIVIDED AND/OR DEVELOPED PURSUANT TO THIS PLAN AND IDENTIFIED BY THIS PLAN AS BEING OWNED BY THE PROPERTY OWNER.
PLAN - THIS PLAN AS APPROVED BY THE BOROUGH.
UPI - CHESTER COUNTY UNIFORM PARCEL IDENTIFIER (NUMBER).

Table with 4 columns: REVISIONS PER BOROUGH COMMENTS, REVISIONS PER BOROUGH COMMENTS, REVISIONS PER BOROUGH COMMENTS, REVISIONS PER BOROUGH COMMENTS. Includes dates like 10/27/2024, 01/11/2024, 11/20/2023 and a 'NO.' column.

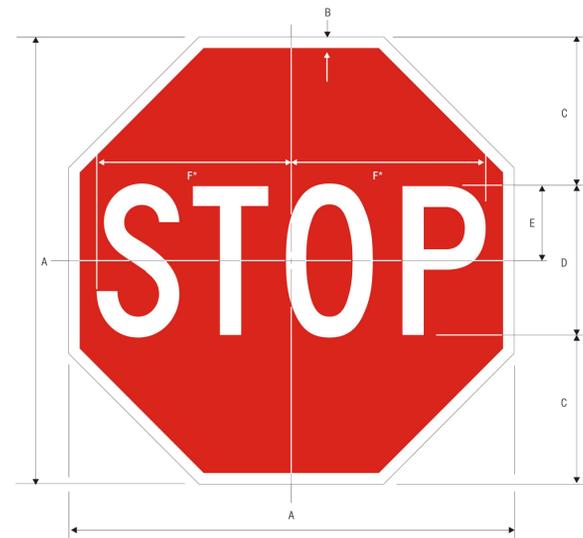


CHRISTOPHER W. JENSEN, PE
LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE NO. PE 07646
Date: 01/27/2024

ROCKWELL PHOENIXVILLE, LLC
PHOENIX CROSSING
MIXED USE APARTMENT BUILDING
99 BRIDGE STREET, PHOENIXVILLE, PA 19400
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PA
LEGEND, NOTES, & DETAILS



Table with 2 columns: DESIGNED BY, CHECKED BY, DRAWN BY, DATE, SCALE, PROJ. NO. and 2 columns: DRAWING, SHEET, OF. Includes values like 'LEG', '11', '13'.



R1-1 STOP
*Reduce spacing 40%

A	B	C	D	E	F
18	.375	6	6 C	3	7.75
24	.625	8	8 C	4	10
30	.75	10	10 C	5	12.5
36	.875	12	12 C	6	15
48	1.25	16	16 C	8	20

COLORS: LEGEND — WHITE (RETROREFLECTIVE)
BACKGROUND — RED (RETROREFLECTIVE)

1-1

HCS PEDESTAL MOUNT PRODUCT OVERVIEW

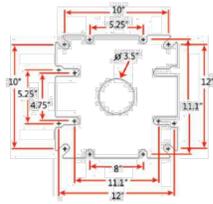
FEATURES

- Pedestal can accommodate 1-4 EVSE
- Industry standard bolt pattern to easily replace outdated charging stations
- 4" steel pedestal post - 1/8" thick
- Steel pedestal base - 1/4" thick
- Powder-coated with primer undercoat for environmental durability
- Slim, modern profile
- Pedestal supports optional extension and retractor cable management system

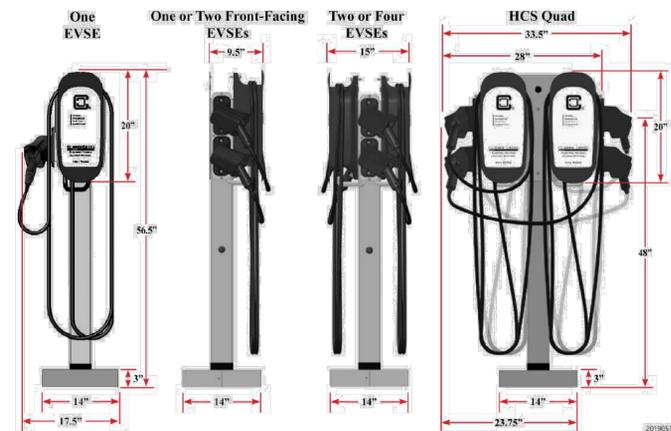
PARTS INCLUDED

- 3/4" conduit
- Pedestal cap
- Base plate vanity cover
- Station mounting hardware (concrete bolts not included)

CALL US TO ORDER TODAY!
585.533.4051



Industry standard bolt pattern and pedestal base dimensions



HCS SERIES PRODUCT OVERVIEW

CALL US TO ORDER TODAY!
585.533.4051

ELECTRICAL SPECIFICATIONS

- **Certifications** - ETL, cETL Listed
- **Service** - 208V to 240V - 20A to 80A, single phase, 2 wire w/ground
- **Charge Current Output Power** - 208V to 240V-16A to 64A continuous (3.3kW to 15.4kW)
- **Service Ground Monitor** - Constantly checks for presence of proper safety ground
- **Automatic Circuit Reclosure** - After minor power faults
- **Charge Circuit Interruption Device** - Ground fault protection with fully automated self-test, eliminates manual user testing

MATERIAL SPECIFICATIONS

- 25 foot charging cable
- Three year warranty
- Install hardwired or plug-in
- Indoor/outdoor rated fully sealed (NEMA-4) enclosure
- Operating temperatures: -22°F to 122°F (-30°C to 50°C)
- Wall mount holster included

ACCESS CONTROL OPTION AVAILABLE \$78 additional
ChargeGuard® Reliable key-based access control designed for fleet, workplace, multi-tenant, hospitality and residential charging.

MULTIPLE CONFIGURATIONS

MODEL:	HCS-20	HCS-30	HCS-40*	HCS-50*	HCS-60	HCS-80
CIRCUIT BREAKER RATING:	20A	30A	40A	50A	60A	80A
MAXIMUM CURRENT:	16A	24A	32A	40A	48A	64A



RUGGEDIZED OPTION AVAILABLE
HCS-40R, HCS-60R and HCS-80R

- 5-year warranty
- Impact and crush-resistant SAE-J1772™ connector
- Type 4X watertight and corrosion resistant rubber overmolded EV connector
- Available for plug-in installations with NEMA 14-50 or NEMA 6-50 plugs (HCS-40 only)

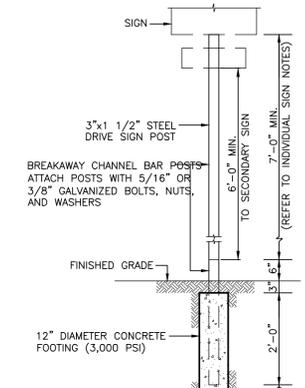
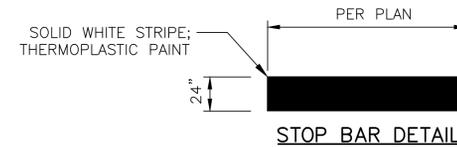


Share2® OPTION
Maximize your Infrastructure Investment

- Turn one charging spot into two with HCS Share2®
- Full power charging for one vehicle, split power charging for two vehicles
- Compatible with ChargeGuard® enabled and Ruggedized HCS stations
- Power Sharing from a single circuit between two charging stations

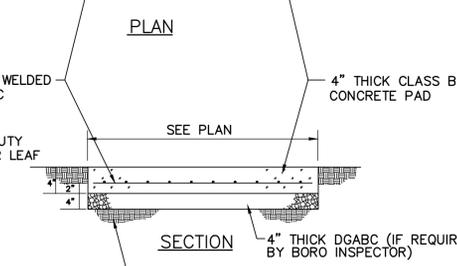
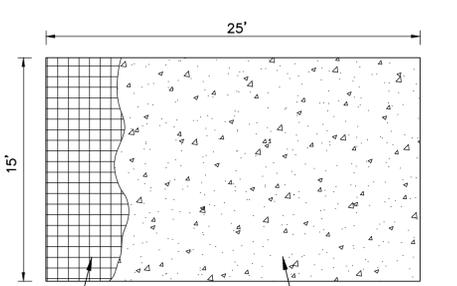
EVCS NOTES

1. INSTALLATION OF EVCS SHALL MEET THE REQUIREMENTS OF NATIONAL ELECTRICAL CODE ARTICLE 62, "ELECTRICAL VEHICLE CHARGING AND SUPPLY EQUIPMENT SYSTEMS."
2. CONNECTORS FOR A LEVEL 1 AND LEVEL 2 EVCS SHALL COMPLY WITH THE NORTH AMERICAN STANDARD J1772 FOR ELECTRICAL CONNECTORS MAINTAINED BY SAE INTERNATIONAL.
3. EVCS CORDS SHALL BE RETRACTABLE OR HAVE A PLACE TO HANG THE CORD AND CONNECTOR SUFFICIENTLY ABOVE THE PEDESTRIAN SURFACE. ANY CORDS CONNECTING THE CHARGER TO A VEHICLE SHALL BE CONFIGURED SO THAT THEY DO NOT CROSS A DRIVEWAY, SIDEWALK, OR PASSENGER UNLOADING AREA.
4. EVCS OUTLET AND CONNECTORS SHALL BE MOUNTED TO COMPLY WITH ALL RELEVANT AMERICANS WITH DISABILITIES ACTS (ADA) REQUIREMENTS. WHERE EVCS EQUIPMENT IS PROVIDED WITHIN AN ADJACENT PEDESTRIAN CIRCULATIONS AREA, SUCH AS A SIDEWALK OR ACCESSIBLE ROUTE TO THE BUILDING ENTRANCE, THE CHARGING EQUIPMENT MUST BE LOCATED SO AS NOT TO INTERFERE WITH ACCESSIBILITY REQUIREMENTS.
5. EVCS PEDESTALS SHALL BE DESIGNED TO MINIMIZE POTENTIAL DAMAGE BY ACCIDENTS AND VANDALISM AND TO BE SAFE FOR USE IN INCLEMENT WEATHER.
6. EVCS SHALL BE PROTECTED FROM VEHICLE IMPACTS BY CURBS, WHEEL STOPS, BOLLARDS, OR OTHER PHYSICAL BARRIERS. THE EVCS SHALL BE OFFSET A MINIMUM OF 24 INCHES CLEAR FROM THE PHYSICAL BARRIER.



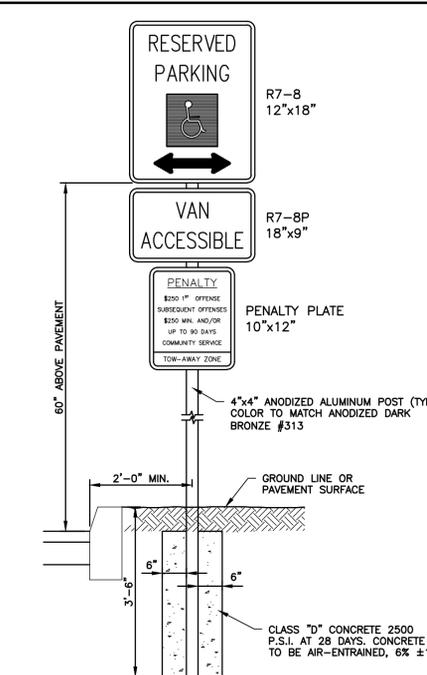
NOTE:
1. POSTS TO BE TYPE "B" BREAKAWAY CHANNEL BAR POSTS. (SEE PENNDOT TRAFFIC CONTROL SIGNING STANDARDS TC- 7000 SERIES FOR INSTALLATION PROCEDURES.)
2. SIGN POST LOCATIONS TO BE SELECTED IN THE FIELD UNDER THE DIRECT SUPERVISION OF THE ENGINEER.

SIGN POST DETAIL

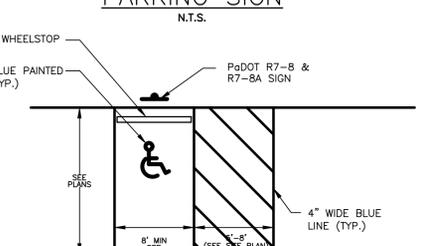


DUMPSTER ENCLOSURE CONCRETE PAD DETAIL

NOT TO SCALE

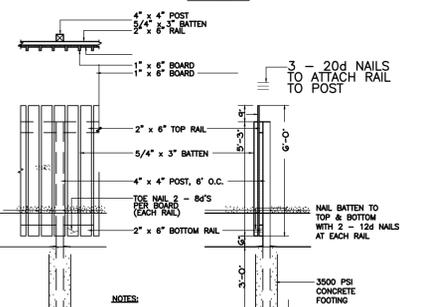
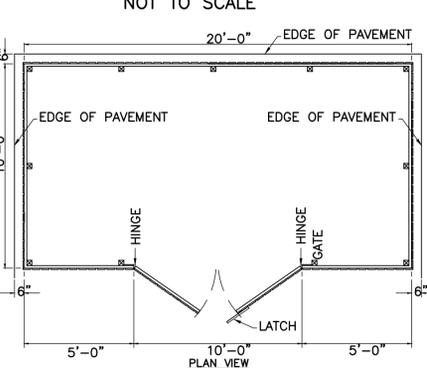


VAN ACCESSIBLE HANDICAP PARKING SIGN



VAN ACCESSIBLE HANDICAP PARKING SPACE LAYOUT

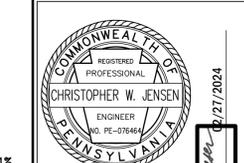
NOT TO SCALE



TRASH ENCLOSURE

NOT TO SCALE

NO.	DATE	REVISIONS	BY	CHKD
4	10/27/2024	REVISIONS PER BOROUGH COMMENTS	CHS	CWJ
3	04/17/2024	REVISIONS PER BOROUGH COMMENTS	CHS	CWJ
2	12/12/2023	REVISIONS PER BOROUGH COMMENTS	CHS	CWJ
1	11/20/2023	REVISIONS PER BOROUGH COMMENTS	CHS	CWJ



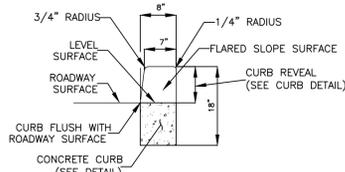
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ROCKWELL PHOENIXVILLE, LLC
PHOENIX CROSSING
MIXED USE APARTMENT BUILDING
99 BRIDGE STREET, PHOENIXVILLE, PA 1940
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PA



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OHIO AND PENNSYLVANIA

DESIGNED BY	CHS	DRAWING	DET-1
CHECKED BY	CWJ	SHEET	12
DRAWN BY	CHS	PROJ. NO.	RWD00002
DATE	08/21/2023	AS SHOWN	OF 13



NOTE:

- DIMENSIONS SHOWN ARE FOR 8" CONCRETE CURB. ALL DIMENSIONS SHALL BE ADJUSTED ACCORDINGLY FOR VARYING SIZE/TYPE OF CURB.
- DEPRESSED CURB FOR CURB RAMPS MUST BE FLUSH TO ADJACENT ROADWAY. EDGE OF ROAD ELEVATIONS AT THE FLOW LINE SHALL BE GRADED TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING.

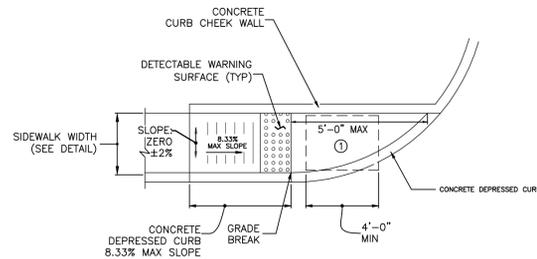
DEPRESSED CURB AT SIDEWALK CURB RAMPS

NOTES:

- PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PENNDOT PUBLICATION 408, SECTIONS 350, 409, 630, 676, AND 694.
- PROVIDE EXPANSION JOINT MATERIAL 1/2" THICK WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER FLUSH WITH ADJACENT CONCRETE SURFACE.
- IF PEDESTRIAN CROSSWALKS ARE NOT WIDE ENOUGH TO PROVIDE MINIMUM 4'-0" X 4'-0" WIDE WHEELCHAIR OVERRUN ZONE AT THE BOTTOM OF THE RAMP, POSITION CROSSWALKS AS INDICATED IN PENNDOT PUBLICATION 72M - RC-67M - DETAIL A, ON SHEET 7.
- SEAL JOINTS WITH AN APPROVED SEALING MATERIAL.
- PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF CURB RAMP INCLUDING FLARED SIDE RAMPS.
- MODIFY CONSTRUCTION DETAILS TO ADAPT DIMENSIONS TO EXISTING CURB ALTERATIONS WHERE THE CURB IS LESS THAN THE STANDARD 8" HEIGHT.
- CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK SLOPE. IT MAY BE NECESSARY TO LIMIT THE RUN OF A PARALLEL OR PERPENDICULAR CURB RAMP IN ORDER TO AVOID CHASING GRADE INDEFINITELY WHEN TRAVERSING THE HEIGHT OF CURB. RAMP LENGTH NOT TO EXCEED 15'-0". ADJUST RAMP SLOPE AS NEEDED TO PROVIDE ACCESS TO THE MAXIMUM EXTENT POSSIBLE.
- WHENEVER POSSIBLE, CONSTRUCT THE TRANSITION SLOPE FROM THE CURB RAMP AND FLARE SIDES TO ADJOINING SURFACES WITH A GRADUAL ROUNDED SHAPE RATHER THAN AN ABRUPT ANGLE. ENSURE CONSTRUCTION IS WITHIN MAXIMUM SLOPE.
- ALIGN DETECTABLE WARNING DOMES ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF THE RAMP AND PERPENDICULAR TO CURB.
- PROVIDE DETECTABLE WARNING SURFACES (DWS) 24" MINIMUM (IN THE DIRECTION OF PEDESTRIAN TRAVEL) ACROSS FULL WIDTH OF RAMP AT THE GRADE BREAK NEAR STREET EDGE. PROVIDE DWS THAT CONTRAST VISUALLY WITH ADJACENT WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT FOR THE FULL WIDTH OF RAMP. DETECTABLE WARNING SURFACES SHALL COMPLY WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 72M - RC-67M AND ADA REQUIREMENTS.
- FOR NEW CONSTRUCTION, DO NOT EXCEED 2.0% CROSS SLOPE ON THE CURB RAMP OR ACCESSIBLE ROUTE. CONSTRUCT RAMP AND FLARE SLOPES WITH THE FLATTEST SLOPE POSSIBLE. THE SLOPES INDICATED IN THE DETAILS SHOW THE MAX SLOPE ALLOWABLE. IT IS STRONGLY RECOMMENDED TO USE THE SLOPES LISTED ABOVE TO ALLOW FOR CONSTRUCTION TOLERANCES.

CURB RAMP - GENERAL INFORMATION

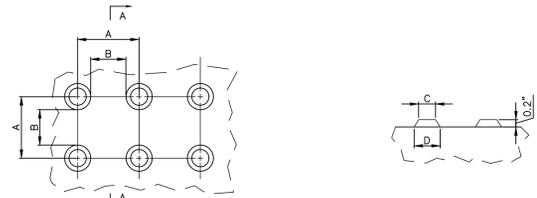
NOT TO SCALE



- ① CURB RAMPS REQUIRE A 4'-0" MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS.

CURB RAMP - TYPE 1A

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PLAN

SECTION A-A

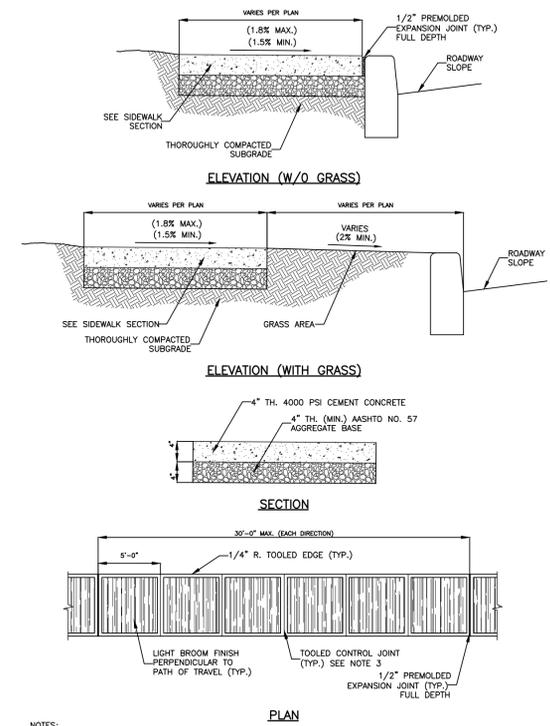
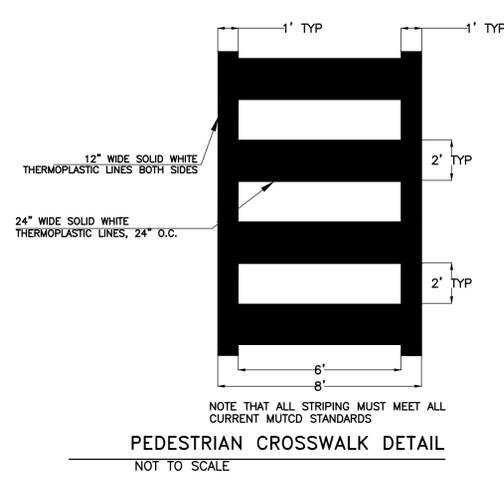
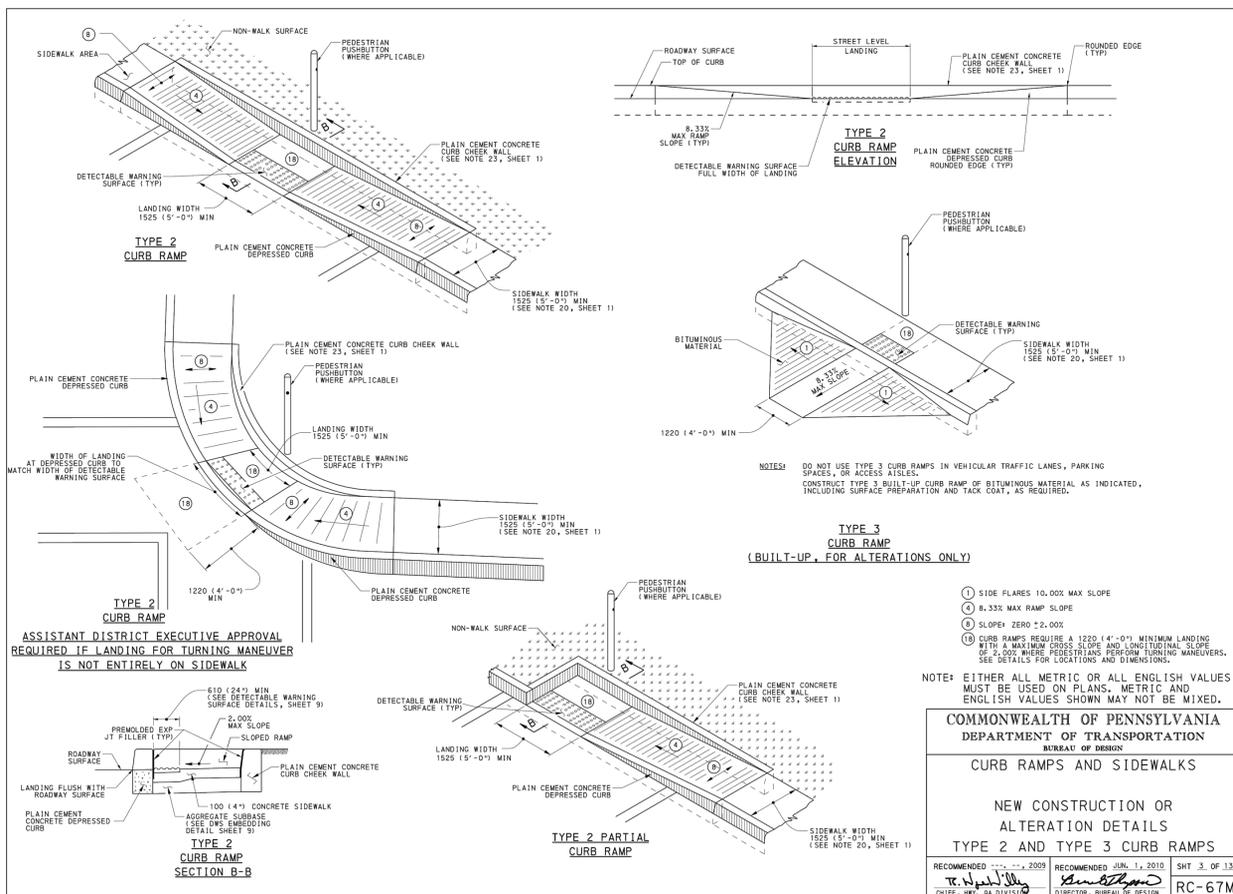
TRUNCATED DOME DIMENSIONS			
DIM	MIN (INCH)	MAX (INCH)	
A	1.6	2.4	
B	0.65	1.5	
C	SEE NOTE 1	SEE NOTE 1	
D	0.9	1.4	

NOTES:

- THE C DIMENSION SHALL BE 50% TO 65% OF THE D DIMENSION.
- DETECTABLE WARNING SURFACES SHALL COMPLY WITH ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND PENNDOT PUBLICATION 72M - RC67M.
- DETECTABLE WARNINGS SHALL BE PROVIDED AT ALL LOCATIONS WHERE A PEDESTRIAN WALK CROSSES OR ADJOINS A VEHICULAR WAY AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS, OR OTHER ELEMENTS.
- DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE WALKING PATH AND BE A MINIMUM OF TWO FEET (2') IN DEPTH, LOCATED FLUSH AGAINST BACK OF CURB IN ACCORDANCE WITH ANSI 117.
- DETECTABLE WARNINGS SHALL BE ARMOR-TILE (TM) TACTILE SYSTEM - CAST IN PLACE SYSTEM, OR APPROVED EQUAL (WWW.ARMOR-TILE.COM).
- COLOR SHALL BE DARK GRAY (FEDERAL COLOR NO. 36118). COLORS SHALL BE SUBMITTED FOR OWNER'S APPROVAL PRIOR TO ORDERING MATERIAL.

DETECTABLE WARNING SURFACE

NOT TO SCALE

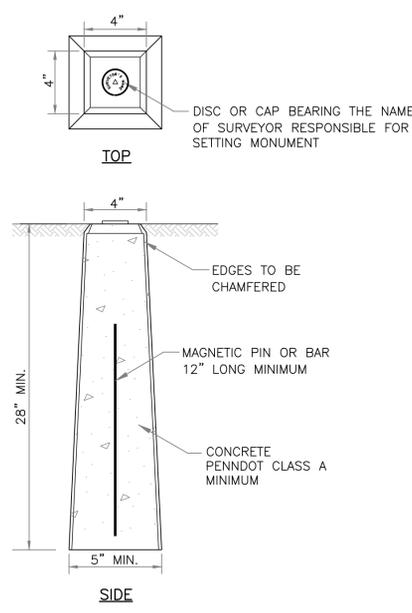


NOTES:

- ALL CONSTRUCTION, MATERIALS, METHODS OF CONSTRUCTION AND CONTROL OF WORK TO BE GOVERNED BY THE CURRENT EDITION OF PENNDOT SPECIFICATIONS, PUBLICATION 408.
- PLACE 1/2" PREMOLDED EXPANSION JOINT MATERIAL FOR THE FULL DEPTH OF THE SIDEWALK AT 30' INTERVALS OPPOSITE EXPANSION JOINTS IN ADJACENT CURBS BETWEEN THE SIDEWALK AND CURB AND BETWEEN THE SIDEWALK AND ANY RIGID STRUCTURES.
- FORM TRANSVERSE TOoled CONTROL JOINTS AT 5 FOOT INTERVALS, APPROXIMATELY 1/8" WIDE AND AT LEAST 1" DEEP OR PER SCORING DETAIL PLANS WHEN PROVIDED.
- ALL EXPOSED CONCRETE SHALL BE SEALED WITH AQUIRON OPT-2000 OR APPROVED EQUAL.
- EXISTING CONCRETE TO BE REMOVED, ADJACENT TO EXISTING CONCRETE TO REMAIN, SHALL BE SAW CUT FULL DEPTH AT AN EXISTING CONTROL JOINT.
- FOR USE WITHIN PEDESTRIAN TRAVEL AREAS.

CONCRETE SIDEWALK

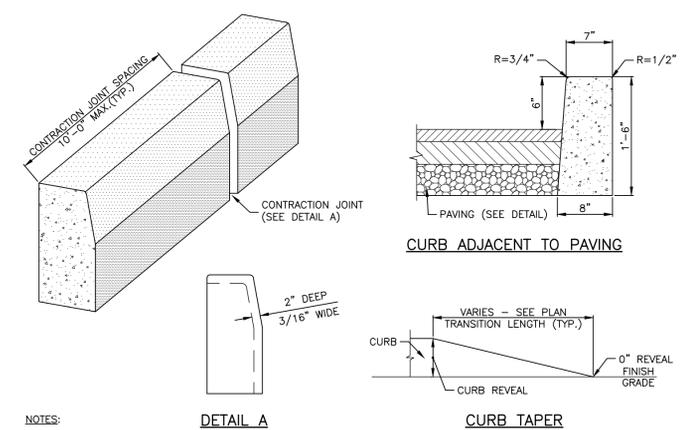
NOT TO SCALE



NOTE: MONUMENTS TO BE SET FLUSH WITH GROUND.

CONCRETE SURVEY MONUMENT DETAIL

NOT TO SCALE



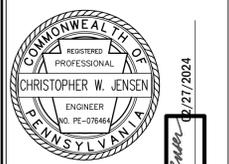
NOTES:

- CONCRETE SHALL BE 4500 PSI COMPRESSIVE STRENGTH.
- A PREMOLDED BITUMINOUS-IMPREGNATED ONE-HALF-INCH (1/2") EXPANSION JOINT SHALL BE PLACED BETWEEN SECTIONS OF CURBING AT INTERVALS OF NOT MORE THAN 30 FEET AND AT THE END OF THE WORK DAY.
- FLEXIBLE FORMS SHALL BE REQUIRED FOR ALL CURB RADII WITH A RADIUS OF LESS THAN 150 FEET.
- WHERE THE SUBGRADE IS SOFT OR SPONGY, AS DETERMINED BY THE MUNICIPAL ENGINEER, A LAYER OF CRUSHED STONE NOT LESS THAN 4" THICKNESS SHALL BE PLACED UNDER THE CURB.
- CURBS SHALL BE CONSTRUCTED IN 10 FOOT LENGTHS.
- AC-20 OR EQUAL GUTTER/PAVEMENT JOINT SEALER TO BE PROVIDED 1 FOOT OUT AND 1" UP FACE OF CURB.

CURB - CONCRETE

NOT TO SCALE

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DESIGNED BY	CWS	DRAWING	DET-2
CHECKED BY	CWS	SHEET	13
DRAWN BY	CWS	PROJ. NO.	RWD00002
DATE	08/21/2023	SCALE	AS SHOWN
OF	13		

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